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P L A N

FOR THE

COMMUTATION OF TYTHES,

THE

EXTENSION OF AGRICULTURE,

THE

RELIEF OF THE FARMERS, THE PEASANTRY,

AND THE

P O O R,

WITHOUT DISTURBING THE EXISTING GOVERNMENT.

L O N D O N:

PRINTED FOR J. RIDGWAY, N^o. 1, YORK STREET, ST. JAMES'S SQUARE.

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P L A N

COMMITTEE OF TYTHES

TYTHES OF AGRICULTURE



REVIEW OF THE PEASANTRY

P O R

WITHOUT DISTURBING THE EXISTING GOVERNMENT

L O N D O N :

PRINTED FOR J. HARRISON, 2, 3, YORK STREET, ST. JAMES'S SQUARE.

1834

others. But experience has fully shewn that public provision, and sufficient maintenance, when granted and paid for in proportion to the advantage and good intentions of the community. And notwithstanding the expense and good intentions of the community, it is generally known by the application of experience and observation, that the public provision, and the public provision, can prevent them.

MEASURES

OF

On the subject of public provision, it is generally known by the application of experience and observation, that the public provision, and the public provision, can prevent them.

PUBLIC OECONOMY.

THE present time seems particularly to require that every member of the community should, to the utmost of his ability, contribute to the general good ; and while he may behold with concern the situation of neighbouring nations, he should at least feel some compassion for the wants of his fellow-citizens at home.

The price of provisions is excessively high, and there is a probability of its being still higher ; for though the government of this country has shewn itself particularly inclined to prevent a calamity so dreadful in its nature as public want, some means or other are always put in motion to defeat the great end of every administration who wish to relieve the poor.

Various modes have been pointed out, and on the part of the present government, some have been vigorously pursued, to render abortive the designs of that description of men, who always have in view enriching themselves, no matter how great the distress that may be brought upon

others. But experience has fully shewn that pains, penalties, infamy, and punishment, are not sufficiently intimidating when avarice and gain are in question. And notwithstanding the vigilance and good intentions of the legislative or executive powers, that fet of men, generally known by the appellation of speculators or monopolizers, will act for themselves, and no general law can prevent them.

On the abolition of their practices principally depend the ease and comfort of a great part of this nation, by a sufficient provision, at moderate prices, of the necessary articles of life. How this provision is to be made, we shall hereafter endeavour to shew ; but in order to remove pretences for opposition to the projected plans, it will be first necessary to point out, that real grievances do exist.

Besides the monopolizer, another obstruction to the regular, necessary, and ample supply of provisions, at prices proportioned to the value of labour is, ' The taking of Tithe : ' it matters not how, whether in kind or by composition. This is a grievance to both parties ; to the person who has a right to tithe, and to him who is obliged to give it. However strange this may appear, a due consideration of obvious facts will establish the truth : and those facts will be hereafter produced.

These two evils, monopoly and tithe, are, however, only portions of the general cause of the excessive price of the necessities of life : and though it may seem reasonable, if these two evils could be redressed, either by abolishing altogether monopoly and tithe, or fettering the one and regulating the other, that the supply from the present cultivation would be answerable to the consumption ; yet by mature reflection on unquestionable facts, it will be found the *cultivation is not sufficient* ; and that, should this country continue to enjoy peace and prosperity for twenty years, instead of furnishing the means of exportation, the present tillage will produce too little for our own consumption ; and we must either be in some degree dependent on foreign powers for support, or have the mortification to see our manufactures decrease by emigrations. For unless the supply is proportionable to the demand,

demand, the price of every thing will be too great, and the most useful classes of the nation will not obtain their necessary shares.

It will therefore be proper to consider, what are the present cultivation, produce, population, and demand; the probable increase in population; and how the supply for such increase is to be provided.

England contains eight million inhabitants and about thirty-nine million acres of land; of which thirteen million acres are inclosed in pasture, and eleven million are arable. The portion employed in tillage we have reckoned eleven million; but from this must be made a very great deduction: for although the arable land usually reckoned nine, may fairly be stated at eleven, yet of this a part is taken up by hedges, ditches, &c. Every hundred acres of land, supposing it divided into enclosures of seven acres, has between eleven and twelve hundred rods of fence. By the negligence of tenants in general, from the outside of the ditch to the inside of the hedge, or rather the underwood that is suffered to grow, the width of these fences exceed one rod or sixteen feet and a half; so that in every hundred acres, about seven is lost; besides more than two acres per hundred, arising from the landlord's letting his farm at more or less according to his custom or will, land that lies for ten acres being perhaps not more than nine and a half. So that it may be affirmed, six acres is the least loss in this way: however, let it be taken at five only, or a twentieth part, it reduces the land really employed in tillage to ten million four hundred thousand, at most ten million and a half.

Wheat is the principal article among the necessaries of life, and one fifth of all the tilled land, taking it annually, is more than the proportion upon which this article is raised.

It is true, it may fairly be reckoned, that of the produce of tilled land, one fourth is wheat: but as in general every third or fourth year must be in fallow; it will be but right to make this allowance, previous to a calculation of the quantity raised.

In

In some particular spots, no fallow takes place but only a change of kind: so that every fourth year at most, wheat is grown on the same ground. In other places every second year must be fallow; and though every third may be in wheat, yet its being so often in fallow will make its produce so much the less, as to bring it to the general average of wheat land. Taking therefore of tilled land two million one hundred thousand acres as growing wheat, what will be its produce?

Sometimes five quarters may be raised from one acre; often three quarters; and sometimes not more than one and a half: but the medium is two and a half quarters. Now supposing this two million one hundred thousand acres to produce two and a half quarters per acre: the annual amount will be five million two hundred and fifty thousand quarters. Out of this, seven hundred and eighty-seven thousand five hundred quarters are annually returned to the ground for seed; three bushels per acre being the customary allowance. There are used in distilleries, in the starch and hair powder manufactories, and destroyed by vermin, damp, and casualties, at least seven hundred and twelve thousand five hundred quarters every year.

There remain then of the yearly produce, three million seven hundred and fifty thousand quarters; or to be liberal, and allowing for the rye, oatmeal, and barley, that may be used, and supposing it all fairly converted into provision, the utmost that can be made will be, in bread, two thousand million pounds weight; being two hundred and fifty pounds weight each person annually; or something less than eleven ounces per day.

By the foregoing calculation, the whole cultivation of wheat in England will not allow each person eleven ounces per day in bread. Let us see what will be the produce of the pasture land, and how much such produce will divide, according to the present population.

From thirteen million acres in pasture land, we must deduct at least four million, appropriated to the maintenance of horses. There are two millions of these animals, besides young colts, in the kingdom; exclusive of straw and corn, aftermath, and the artificial grasses produced from arable

ble land, the average of the support of each horse is, in hay, three load and a half, of eighteen hundred weight each load yearly; or three tons and three hundred : in total quantity, six million three hundred thousand tons weight. The average of the hay from meadow land is one load and a quarter, or one ton two hundred and a half per acre; and four million acres will provide but four million five hundred thousand tons; the remaining one million eight hundred thousand tons may be raised in clover, &c.

There will then be nine millions of acres for the maintenance of cattle; from these should be deducted something for hedges, ditches, &c. but as in pasture land, even from the hedge or bank itself, there is some food for cattle, we will take no notice of it.

To calculate by the single acre per head would be improper, because in some lands, more cattle may be maintained on ten acres, than on thirty in others; and though in rich grazing parts of the country, one acre would maintain one beast; in parts that are poor, five acres will hardly be sufficient.

We will therefore take it generally, and suppose a farm of one hundred acres of tolerable good land; sixty in meadow, and forty in tillage. The principal stock is horned cattle, because the prime pasture is appropriated to their use; all other, such as sheep, hogs, &c. are reared and maintained with the refuse of the land so appropriated.

It will be found that, even on this proportion of land, more than twenty head of horned cattle, one hundred sheep, and ten hogs cannot be supported as stock. Indeed we are well convinced this is a greater number than can really exist; but admitting it to this extent, what will be the annual produce of that stock?

Let it be remembered, the maintenance of the whole during the winter season is included, and all the produce from the vegetable part of arable land; such as turnips, &c. &c. for on sixty acres of meadow, only two thirds of this stock could be maintained during the eight months the fields

are open. The common stock of this kingdom will amount to three million in neat cattle, fifteen million sheep, and one million five hundred hogs. Horned cattle are killed upon an average, for provision at four years; sheep at two, and hogs at one year old.

And of the stock in number as above mentioned, there are kept for increase, beasts two million, sheep ten million, and hogs five hundred thousand.

The produce of cattle and sheep yearly will be found equal to their first number; and of hogs from eight to ten fold: viz. the yearly increase of the stock of this kingdom is two million calves, ten million sheep, and nearly five million swine; and the following is a true proportion of what is killed, or converted into veal, beef, lamb, mutton, pig, pork, and bacon.

Two million calves are allowed as the annual produce of beasts: of these nine hundred thousand are killed for veal, at the age of twelve weeks; the average weight of each calf dead, before it be cut up, will be eighteen stone, or one hundred and forty-four pounds: from which must be deducted twenty-four for bone, leaving one hundred and twenty pounds weight; or in the whole, one hundred and eight million pounds of veal. One hundred thousand calves must be allowed annually to keep up the stock; for by mortality, and accidents, this number of cattle and calves will be lost.

One million head of cattle is raised for the general supply, and though the average age of beef is taken at four years, yet as it is an annual increase we must also reckon on this supply yearly.

The average weight of each beast when killed, and before it is quartered is seven hundred and twenty pounds; from this an allowance of one hundred and twenty pounds must be made for bone; and taking the full weight at six hundred pounds, there is a supply raised yearly of six hundred million pounds of beef.

Sheep,

Sheep, allowing the increase to equal the number of the stock of ewes, ten million is the produce : one tenth or one million is lost ; three million are killed as lambs ; and six million reared for the general supply. Each lamb will average, (taking all that are called lambs together) thirty-six pounds, from which take nine pounds bone, there will be in meat from lambs eighty-one millions of pounds.

In mutton, each sheep will weigh seventy-two pounds ; and allowing twelve pounds bone, it will give sixty of flesh, or a produce in the whole of three hundred and sixty million pounds.

Hogs. Five million is certainly more than the number raised ; but let it be allowed, one million of this number will be lost, two millions are killed for the spit, one million five hundred thousand as pork, and five hundred thousand as bacon.

Those called roasters weigh on an average ten pounds, and two millions of these will give twenty millions, reckoning them all meat. Each pork weighs eighty pounds, but from this must be deducted twelve at least for bone ; so that, in addition to twenty million pounds in pig, must be added one hundred and two million of pork ; making together one hundred and twenty-two million of pounds.

Five hundred thousand bacon, at two hundred and forty pounds each, will give one hundred and twenty million pounds ; but as bacon, when cured, decreases considerably, the whole produce cannot be stated at more than eighty million.

In the foregoing calculation, every head of cattle, sheep, or swine, is taken, that can be supported by the present cultivation, aided by the commonage of the kingdom ; and we may venture to assert, we have allowed one fourth more than are really kept. Besides these, it must be observed, there are in fowl and fish, rabbits, deer, and all sorts of game, ten million pounds weight. There is, likewise, some consumption of bread
made

made from rye, barley, oats, &c. but as these are only used from necessity, not choice, they cannot be taken into the account.

There is a further supply from the dairy, in butter, cheese, &c. &c. If we were to calculate each article particularly, we should be more troublesome than useful to our readers; but by comparing the several estimates, we find that, from the whole dairy of the kingdom, there is a quantity of provision raised equal to thirty-nine million pounds in meat. In order to shew at one view the supplies raised annually; and to prove that, allowing every ounce to be brought to use, the quantity of provisions is by far too little for the consumption; we beg to refer to the following summary recapitulation:

	Pounds.	Pounds.
Bread	2,000,000,000	
Veal		108,000,000
Beef		600,000,000
Lamb		81,000,000
Mutton		360,000,000
Pork and pig		122,000,000
Bacon		80,000,000
Fowl, fish, &c. &c.		10,000,000
Dairy supplies thrown into meat		39,000,000
	2,000,000,000	1,400,000,000

Or for each person per day, eleven ounces of bread, and seven ounces and a half of meat. Let us now consider what is the absolute consumption.

We are aware it will be said this supply is sufficient; that children do not consume any meat, nor the allotted quantity of bread. This is true; but as more than one in twenty-five cannot be deemed of this description, and one in ten would eat more if he could get it; and as many of these get, and do eat more, we may fairly conclude nothing is gained by the supposition.

It will be asserted there are many who do not consume the allotted quantity : although it may appear they do not, yet in fact they do ; and to prove it we must have recourse to another calculation.

Observation will convince any attentive person, that all flesh undergoes a decrease between life and death, and between raw and dressed ; and this decrease is one third. But if there should not be quite that difference between raw and dressed, there is a waste equal to it : and though it should appear each person has a supply raised for him of seven ounces and a half of meat, he has not more than five or five and a half per day.

We have found, by many years particular attention in our own families, where all have plenty, and little is wasted, that each person consumes about thirteen ounces of raw meat per day, besides one pound of bread and other articles. It is possible our people may have keener appetites than are general. But if we allow for other families---not those where one hundred pounds of meat have been charged, while only eighty have been brought to the house, and the remainder settled between the servants and the butcher---but such as are obliged to make a pound weight go for sixteen ounces : if we allow for such families thirteen ounces of raw meat and fourteen of bread, (and this allowance implies one fourth part only of the people of England to live luxuriously) there will be a consumption, by that fourth part, of five hundred and ninety-three million one hundred and twenty-five thousand pounds of flesh, and six hundred and thirty-eight million seven hundred and fifty thousand of bread.

We allow another fourth part not to be quite so happy, but each to consume only eleven ounces of meat and thirteen of bread per day : this will take five hundred and one million eight hundred and seventy-five thousand pounds of flesh, and five hundred and ninety-three million one hundred and twenty-five thousand pounds of bread. Another fourth part must be upon rather short allowance, and each taking only six ounces of meat and nine ounces of bread, the whole will consume two hundred

and seventy-three million seven hundred and fifty thousand pounds of flesh, and four hundred and ten million six hundred and twenty-five thousand pounds of bread.

The remaining fourth, the distressed and laborious poor, must put up with little more than seven ounces of bread per day ; their portion of flesh is only two joints of meat in the year, of about seven and a half pounds each : and this we assert to be as much as they can receive from the present supply ; which being calculated at thirty-one million two hundred and fifty thousand pounds of flesh, and three hundred and fifty-seven million five hundred thousand pounds of bread, makes up the whole quantity of produce.

But to put this in a more intelligible point of view, we must observe,

THE FIRST CLASS,

consisting of the nobility, gentry, dignified clergy, and the wealthy part of the commercial inhabitants, with their servants, &c. do feast sumptuously every day, and they actually consume and waste the quantity allowed for them.

THE SECOND CLASS

comprises the landlords of smaller inheritance, the public creditors of moderate fortune, part of the remaining clergy, and persons in trade, who may be called respectable : these find it necessary to use economy ; they live comfortably, and consume their allowance.

THE THIRD CLASS

takes in the poorer clergy, tradesmen, farmers, and many of the superior manufacturers, mechanics, &c. but who cannot avoid meagre or scanty days every week : for though their consumption is calculated per day, yet as nature operates they must obey its call, and by taking more to-day have less to-morrow.

THE

THE FOURTH CLASS

are the indefinite number of mechanics, labourers, particularly poor husbandmen and farmers, whose wretchedness cannot be described.

If we take the pains to look into the country villages and cottages, and the habitations of the poor in the cities and towns of all parts of the kingdom, we shall find a great number of the inhabitants really starving: thousands of families exist with hardly a knowledge of animal food; nor does this arise more from the small quantity than the want of means to purchase. This description of people, comprising more particularly the labourer in husbandry, deserves the most, but enjoys the least of any part of the community. The price of labour is not adequate to the price of land, or of its produce: and although from a want of greater extent in cultivation the supply is too little, yet this is made less, by the various practices of all the dealers in the necessaries of life.

The average price of labour to the husbandman is seven shillings per week; and it frequently happens he has a family to maintain, consisting of seven persons.

To procure the small portion allotted to his family, it would require at least twice the amount of his wages; consequently, to obtain enough, he and his family must forego any hope of partaking what he is at so much labour to procure, and throw his little pittance into other food, such as roots and vegetables; and if it happen that he can make a purchase of meat for a feast one day, he must fast many days afterwards.

We have observed many families of this description, whose general living has been upon potatoes, bread, molasses, blackberry pudding, and such trash, with no beverage but water, or a fermentation of water and treacle; and we have no doubt there are thousands in these situations; and if sickness should happen, it is impossible to obtain relief by any other mode

mode than that of applying to the parish ; it must also be expected this method of living will generate diseases.

But supposing these wretched persons able, by struggling with the calls of nature six days in the week, to procure a meal on the seventh ; and that in raw meat, their craving appetites may take only seven ounces and a half ; it would exceed their allotment by at least twenty-six million pounds per year. This, being more than the whole of the calculated produce, is made up by an importation in live stock ; and supposing this stock, or the same number of our own cattle to be stall-fed, it requires thirty thousand beasts, and ten thousand hogs. An addition of five ounces of bread only once a week, to make it twelve instead of seven ounces each person, would increase the demand of that article thirty-two million five hundred thousand pounds annually ; which being more than is really raised, must be supplied partly by an importation. But this deficiency in our own produce is not all ; for there is a great waste by the large quantities of flour, &c. necessarily stored for the supply of our shipping more than is really consumed, and this waste cannot be estimated at less than sixty-seven million five hundred thousand, making together one hundred million pounds, or upwards of two hundred thousand quarters of wheat.

In meat also there is great waste from the same cause ; but though the amount would appear considerable, we must recollect, in all kinds of flesh there is an offal which is never weighed as belonging to the carcass ; nor is it taken into the foregoing calculation ; but being purchased by the lower classes of people, will make up for the waste.

As to exportation, it ought not here to be mentioned ; for although it may be politic at the present time to prevent any exportation, yet it may be asserted that in reality we do not export at all ; that if three hundred thousand quarters of wheat are annually sent abroad, at least five hundred thousand quarters are brought into the kingdom.

There

There is certainly a balance on importation of two or three hundred thousand quarters in wheat, or wheat flour, annually against us.

Our exportation in meat is trifling, and is fully made up by an importation of cured provisions, or by the quantities taken from Ireland for the use of Government, as well as of private shipping.

The following statement of consumption and supply will save the trouble of references :

C O N S U M P T I O N.

		Pounds.		Pounds.
First Class.	Bread	638,750,000	Flesh	593,125,000
Second Class.	—	593,125,000	—	501,875,000
Third Class.	—	410,625,000	—	273,750,000
Fourth Class.	357,500,000		31,250,000	
	32,500,000		26,000,000	
	—	390,000,000	—	57,250,000

 2032,500,000

 1426,000,000

SUPPLY.

S U P P L Y.

	Pounds.	Pounds.
Bread	2000,000,000	
Flesh Veal		108,000,000
Beef		600,000,000
Lamb		81,000,000
Mutton		360,000,000
Pork and pig		122,000,000
Bacon		80,000,000
Fowl, fish, &c.		10,000,000
Dairy supplies thrown into meal		39,000,000
By importation in live beasts ; stock 30,000 ; 10,000 hogs }		26,000,000
By importation in corn and flour more than exported }	32,500,000	
	2032,500,000	1426,000,000

It has been often said, that the price of labour is high, and that it bears a proportion to the price of provisions at all times ; that the cultivation is greater than required for the population ; and that there are not labourers sufficient for the tillage of the ground. These allegations are not true : it has been shewn that the cultivation is not proportioned to the population ; that the price of labour is too low, and the price of provisions too high. We shall also point out the reason of these distressing inequalities, and how they may be obviated.

Evils are continually increasing ; there does not exist at present any power to prevent them ; and surely it cannot be deemed blameable to suggest reasonable and practicable modes of forming that power.

The value of land, or rather the avarice of the landlords, and consequently the tithe of land, have within a few years increased beyond all former example.

In the last fifth part of a century, more than half the land of this kingdom has been double rented. Twenty years ago lands of good quality were let at ten or fifteen shillings per acre; the same lands now, or a great part of them, are raised to twenty-five or thirty shillings; their produce at that time was equal to the present; the price of labour the same; and though the population was less, there were more husbandmen.

The landlord having raised his rent; taxes and rates having accumulated, and upon all this a progressive increase having taken place in the tithes; the farmer of course endeavours to raise the price of his produce, and to diminish his expences.

At the period mentioned, all other classes of labourers received in proportion to the husbandman; but as none of the causes have taken place to prevent an increase in the prices of their labour, which have happened to the husbandman; they have increased, but not in a proportion to the prices of provisions.

A bricklayer, who then received twelve shillings, and his labourer seven; now receives eighteen, and his labourer twelve shillings a week.

The mechanic in every branch of trade is at liberty, in some measure, to act for himself.

If a shoemaker, a carpenter, a currier, or a smith, will not allow his men a sufficient price for labour; they have it in their power to force a compliance; and the master has in his turn an opportunity of reimbursing himself, not only upon the landlord and the farmer, but even on these men themselves.

It

It was formerly thought deserving the consideration of the landlords of this kingdom to make the farmers interest their own ; but is otherwise at this time : excepting a few individuals, (at the head of whom is the Duke of Bedford, whose conduct to his tenants is an honour to him as a man, and particularly as a peer) each man is endeavouring to make his tenant pay as much as he can.

Heretofore a custom prevailed, that a tenant having conducted himself with industry and good faith, was considered by his landlord as a person of some value, and at the expiration of his lease a preference was given him to hold the same again, on terms mutually advantageous. At this time, every improvement made on the property of another, generally has a different return.

Landlords, instead of repairing their own estates, or making proper allowances in time or terms to the tenant for that purpose, endeavour to the utmost of their power to raise a competition, of which they may take advantage, by accepting of the highest bidder, without any consideration of his worth ; and it often happens that such competition is the ruin of the competitors, and an injury to the landlords. The price of rent having so much increased, and rates and taxes accumulated, the farmer endeavours to reimburse himself ; but this cannot be accomplished, except by keeping down the price of labour : the husbandman therefore is obliged to pay the advanced price of provisions without any possibility of increasing his hire.

As all trades are preferable to labour on land ; each father endeavours to point out to his son some more advantageous path than he has followed ; and not unfrequently the farmer himself relinquishes tilling the ground for other employments, not more laborious but more profitable.

There is no set of men so exposed to the inclemency of the weather as labouring peasants ; none who experience so little compassion ; nor is there any who deserve more : the nature of their daily occupations renders

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them

them liable to colds, fevers, and pains of all descriptions: in illness, their small earnings will not afford them any relief; and, as during their incapacity to labour the means of existence are taken away, it is natural for every man who can think for himself, to avoid, if possible, encountering such distress, by seeking some other employment.

Under these circumstances, can it be wondered, that our workhouses are crowded, and prisons full; the rich lolling in luxury, and the poor starving? The contradictory opinions of those who affirm there are not sufficient husbandmen to till the ground, and those who are continually asserting there is not sufficient employment for the poor, have never been traced to their proper origin.

There are too many in one line, and too few in another; but the population is still the same, and of course requires the same supply as if each department had its regular proportion of labourers.

Raise the price of labour, or lower that of provisions; every trade will be properly supported, and the land will be properly tilled.

To raise the price of labour would be difficult; but the government of a great nation should surmount difficulties: to lower that of provisions is an easier task, and we shall shew it may be accomplished; but it would not be amiss previously to hint, that mechanics themselves experience peculiar hardships from the prevailing errors in political economy.

Being confined to one spot, and in general to large towns or cities, they experience inconveniencies which even the husbandman does not encounter. Rent is in general very high; and though the markets are better supplied with animal food and bread, yet the prices are something more, and that of roots and vegetables higher in a still greater proportion than in the country: so that, though the mechanic is sheltered from the rigours of the season in the winter, he is confined by his trade in the summer;

mer ; and after paying his rent and expences, his clear earnings for the support of his family are much less than may at first appear.

But to return to our subject :---From a statement of indisputable facts, we shall shew, that nothing short of the total abolition of tithes, and a greater extent of cultivation will be adequate to the necessary purpose of lowering the price of provisions, or procuring proper subsistence for the labouring poor.

Tithes were originally granted for the support of the clergyman of the parish, for the exercise of hospitality, and for the relief of the distressed inhabitants : tithes at first were voluntary, and afterwards rendered obligatory by power : we believe however it has not been disputed they were originally meant as the tenth (not of the increase, but) of the profit.

The titheholder now takes not only a tenth part of the profits, after deducting all expences, but a tenth of the produce.

It is not meant to blame the titheholder, because the power having descended, or been assigned to him as a real or usufructuary property, it ought to be so considered, and the impropiator or incumbent be at liberty to make the most of it ; but the evil is in the thing itself.

A man pays rent, and rates, and taxes even on the rent ; and the higher the rent the more his proportion of the general burden.

He is obliged to maintain servants and cattle to till the land, and perhaps at an enormous expence to manure and assist it ; and he and his family must be supported till the produce of the land can be gathered and brought to market.

All these expences surely ought to be deducted ; and the tenth, if a tenth must be given, of the surplus only taken as tithes : because all these charges, more especially those of manure and maintenance of servants and cattle, are so much of his real property actually laid out : this ought

to be returned with interest, and not as is now the case, the tenth of the principal and interest taken away. In some species of tithes this is the case; it ought to be so generally: it is not however, and the consequences arising from this custom are very serious.

A man has no encouragement to make improvements or try experiments in agriculture; he knows well, the greater his crop the greater his loss: for the larger the crop, the greater the expence, and he is certain that a very great addition will be made to his burden, by a tenth part of such property being taken away. Who can be induced to increase his produce to such a certain disadvantage?

Independent of these considerations, tithe is the cause of continual disputes between the titheholder and the farmer; and where it belongs to the clergyman of the parish, he is in general an object of Hatred instead of Respect.

It would not be amiss here to point out the expences of cultivating land; by which it will appear, that unless the farmer is eased of a part of his burden, it is impossible he should bring his produce to market at a lower price.

Taking for a general calculation one hundred acres of land at thirty shillings per acre; let us see what will be the expences, and what will be the produce.

Rates and taxes, reckoning poor at three shillings, and land at twenty pence, will amount to six shillings and eight pence in the pound.

Supposing sixty-five acres arable, and thirty-five meadow, it will require five horses, two boys, two men, and a dairy maid, besides the farmer himself, and occasional aid to manage the farm.

The least allowance for each of these horses will be four loads of hay, and ten quarters of oats, with three loads of straw per year.

The maintenance and wages of two men, two boys, and one woman, will not amount to less than eighty pounds per annum : besides this, repairs of the land cannot be estimated annually at less than one shilling and sixpence per acre ; and it is customary to manure one third every year : but supposing one fifth only manured, it requires at least ten load per acre, the purchase of which is, on an average, if ready for the land, four shillings and sixpence per load ; and the quantity wanting two hundred load per year.

Maintenance of five horses.

		£.	s.	d.
20 load of hay	- - - at 3 ^l . per load	60	0	0
15 ditto of straw	- - - at 25s. nearly	19	0	0
50 quarter of oats	- - - at 18s. per qr.	45	0	0
		£.124	0	0

The price of twenty-five shillings per load supposes wheat straw ; for of oats or barley it would require for each horse four load and a half ; and if wheat is twenty-five shillings, oats or barley is about eighteen.

Implements of husbandry, of one hundred pounds value, reckoning wear and tear at only ten per cent. will be ten pounds per year ; and horses of thirty pounds value each decrease in value annually three pounds each : besides the bills of smiths, wheelwrights, farriers, cow leaches, &c. &c. are of no small amount ; and we may affirm, that in these and in contingencies, no person holding one hundred acres of land is at a less expence per year than thirty pounds.

There will be maintained on this land, six cows, forty sheep, and six hogs : in grass, hay, straw, &c. a cow is maintained at an expence of nine pounds, a sheep at fifteen shillings, and a hog in a farm yard at twenty.

			£.	s.	d.
6 cows	at 9l. each	is	54	0	0
40 sheep	at 15s. each	is	30	0	0
6 hogs	at 20s. each	is	6	0	0
			£.90	0	0

Pigeons being at times troublesome and expensive, their increase is doubtful; and as we leave them out in the calculation of profit, they must not be charged as expence: little expences are omitted that would doubly counterbalance this produce. In this quantity of land may be grown twenty acres of wheat, fifteen of barley, fifteen of oats, fifteen of turnips and other vegetables annually, and on an average fifty loads of hay. Besides the expences before mentioned, those of wheat harvest will be twelve shillings per acre, of oats and barley six and sixpence, and of vegetables, exclusive of seed, &c. in hewing and drawing, twelve shillings. Hay, in mowing expences, in making by extra labourers, &c. stacking, and thatching the stacks, including the cutting out for use, &c. will amount to eight shillings per load, of eighteen hundred weight.

			£.	s.	d.
20 acres of wheat	at 12s. per acre	is	12	0	0
15 ditto of barley	at 6s. 6d. ditto	is	4	17	6
15 ditto of oats	at 6s. 6d. ditto	is	4	17	6
15 ditto of vegetables	at 12s. ditto	is	9	0	0
50 load of hay	at 8s. per load	is	20	0	0
			£.50	15	0

The seed for raising such crops is no small expence, and at three bushels per acre in grain, and one pound and a half in small vegetable seeds, may be thus stated:

				£.	s.	d.
Wheat	3 bushels at 6s.	-	is 18s. per acre, or in the whole	18	0	0
Barley	3 ditto at 4s.	-	is 12s. ditto, or ditto	-	-	9 0 0
Oats	3 ditto at 2s. 6d.	is 7s. 6d. ditto, or ditto	-	-	5	12 6
Vegetables	} 1½lb. at 20d.	is 2s. 6d. ditto, or ditto	-	-	1	17 6
generally						
				£.	s.	d.
				34	10	0

Admitting all the crops to be good, even as large as three and a half quarters of wheat, and five quarters of barley and oats per acre, which are greater generally than any one can expect; there is a farther expence in preparing this produce for market, &c. which must be extra; because with his team, cattle, hedging, ditching, dressing, and manuring the land, and the necessary attention to tillage, &c. the time of the farmer and his servants will be fully occupied; and with only the number we have allowed, the threshing must be done by hire.

Wheat	20 acres	at 3½ quarters per acre,	will produce	70 quarters
Barley	15 ditto	at 5 qrs.	ditto	75 ditto
Oats	15 ditto	at 5 qrs.	ditto	75 ditto

A man, if he works hard, (from daylight till dark, making sixteen hours in the day) will thrash in a week three and a half quarters of wheat, five quarters of barley or oats, if the corn yields well; and the common price, where land is thirty shillings an acre, is for threshing and trussing up the straw, wheat five shillings, barley and oats three and sixpence per quarter; besides the cleaning up, which is an extra expence at the rate of one shilling and sixpence; making on the whole, wheat six shillings and sixpence, other corn five shillings.

				£.	s.	d.
70 quarters of wheat	-	at 6s. 6d.	is	22	15	0
150 ditto of barley and oats, &c.	-	at 5s.	is	37	10	0
				£.	s.	d.
				60	5	0

Nor

Nor is this all; one twentieth of the produce it is not possible to clean, being the refuse, called tail; and though this is reckoned as produce, it is not saleable at market: it is either reserved for fowls, or if wheat, ground up for home consumption. However to make the most of the farm, we will take it all as marketable. Exclusive of contingencies, the following recapitulated expences are unavoidable:

	£.	s.	d.
Rent - - - at 30s. per acre	150	0	0
Rates, taxes, &c. - - -	50	0	0
Maintenance of the team - - -	124	0	0
Servants maintenance, wages, &c. including dairy maid, belonging to the farm - - -	80	0	0
Wear and tear of implements in husbandry, carts, waggons, &c. value £.100 only 10 per cent. - - -	10	0	0
Yearly decrease of horses three pounds each only - - -	15	0	0
Maintenance of cattle, sheep, and hogs, (accounting hereafter for all the produce) - - -	90	0	0
Repairs of land, as gates, gate posts, rails, stiles, bridges, purchase of bushes, stakes, rods, &c. a low average of one shilling and sixpence per acre - - -	7	10	0
Manure only once in five years - - -	43	0	0
Seed, corn, &c. - - -	34	10	0
Harvest expences, &c. - - -	50	15	0
Preparing for market - - -	60	5	0
Tradesmens bills - - -	39	9	0
Now because a man has been fool enough, or having public spirit, has been wise enough to lay out on one hundred acres of land, the above sum, - he is to suffer a certain loss of more than seventy pounds, by a tenth being taken away; partly out of the field, and partly			

Carried forward 747 0 0
from

£. s. d.

Brought over 747 0 0

from his farm-yard by composition : for although few are at the trouble of carrying away every tenth pig, calf, fowl, or lamb, or the tenth of milk, butter, cheese, garden vegetables, fruits, &c. yet care is taken to exact yearly compositions for these things, and those to the utmost value.

And a tenth being taken away, adds more than a tenth to his enormous expences, and cannot be estimated less than 80 0 0

It is but reasonable that for all these sums laid out, as well as the amount of his stock, &c. an interest should be taken (for it frequently happens he is obliged to borrow his capital) and reckoning this interest at five per cent. ; his expences being as we have stated, and his stock four hundred pounds, such interest cannot be taken at less than 60 0 0

Another allowance should be made for contingencies.

Though every produce is reckoned at the utmost, it may happen that a failure of crops, or a bad harvest, may reduce his return below his expences. However, not to strain the calculation beyond the absolute fact ; we will suppose the farmer always in luck, and that no misfortune befalls him, and adding no more, set his expences down at - - - - - 387 0 0

What will be the amount of the produce, allowing a full price for every thing, viz. wheat six shillings, oats two shillings and sixpence, barley four shillings per bushel, and vegetables on an average, six pounds per acre ; with hay, taking meadow and clover together, at three pounds per load.

		£.	s.	d.	£.	s.	d.
20 Acres in wheat producing seventy							
quarters - - -	at 48s. is	168	0	0			
40 load in straw - - -	at 25s. is	50	0	0			
					21	80	0
15 Acres of barley will produce fe-							
venty-five quarters - - -	at 32s.	120	0	0			
30 load in straw - - -	at 18s.	27	0	0			
					147	0	0
15 Acres of oats will produce fe-							
venty-five quarters - - -	at 20s.	75	0	0			
30 load in straw - - -	at 18s.	27	0	0			
					102	0	0
15 Acres in vegetables - - -	at 6l.	-	-	-	90	0	0
50 load of hay - - -	at 3l.	-	-	-	150	0	0

N. B. Oats are reckoned in the maintenance of the team at eighteen shillings only. On this scale each cow will fatten a calf of the weight of twenty stone, value to the utmost four pounds.

Each sheep will produce its own value on an average, in lamb, wool, and manure, twenty shillings, and in fattening ten shillings increase.

Of six hogs in a farm yard, only three must be taken for breeding, each hog will on average produce ten, or the whole thirty; but from the calculation twenty of these must be sold off before they are weaned, and will bring five shillings each; ten may be raised as pork, value thirty shillings each; the other three will be fattened on the farm; and besides the first cost as stock, the value of each will be forty shillings.

Produce of calves from six cows at 4l. each	-	-	24	0	0
Ditto milk, butter, &c. 8l. from each cow	-	-	48	0	0
40 sheep 30s. increase each	-	-	60	0	0

Carried forward	839	0	0
2.	20	hogs	

	£.	s.	d.
Brought forward	839	0	0
20 hogs 5s. each	5	0	0
10 ditto 30s. each	15	0	0
3 ditto 40s. each	6	0	0
Besides, as the expences of keeping each head of stock is charged, it is but right to take the value of every possible return from the farm.			
35 acres aftermath at 12s. the highest price given	21	0	0
This stock will make about sixty load of manure yearly,			
at 4s. 6d. per acre	13	10	0
Lops from timber, annual profit	5	10	0
Fowls, &c. &c. &c.	12	0	0
	<u>£.917</u>	<u>0</u>	<u>0</u>

R E V I E W.

Dr.	Farm.	per Contra.	Cr.
	£. s. d.		£. s. d.
To expences, including interest of money at five per cent.	887	0	0
To balance	30	0	0
	<u>£.917</u>		<u>£.917</u>
	0		0
	0		0

Here is a nett produce of thirty pounds for the farmer ; after having exercised his judgement, and experienced the utmost anxiety and care, for eighteen months before all his produce could be brought to market. Out of this, he is to maintain his wife and family ; and the titheholder will take more than twice, not quite three times as much as the farmer has for himself.

What adds much to the evil of tithe, is its being so often rented as a farm, and we could point out many instances, where the titheholder is in the practice of taking all in kind, for the purpose of monopoly ; and where the tenant in tithe has kept wheat so taken till the third year without being threshed.

Let

Let us suppose a farm of the same description at ten shillings per acre, what will be the expence and the return?

It will require more tillage and will produce less, not only on account of a difference in the quality of the soil, but from a want of sufficient manure to assist the land; for the price of rent will sufficiently point out, that it must lie at a distance from large towns, and consequently what assistance it has must be expensive. This hundred acres must have six horses, two men, two boys, and a dairy maid, belonging to the farm; and supposing sixty-five acres arable, and thirty-five meadow, it maintains six cows, forty sheep, and six hogs as stock; but for their support, the vegetable part of the produce, besides all the straw on the farm, will be required.

Indeed on most farms in the interior part of the kingdom, the landlords take care to bind their tenants, not to sell any straw; and if that were not the case, there would be no sale for it, every person being in the same situation, having enough.

It must be remarked, that the calculation already made, applies to the vicinage of populous places, where there is not only a very ready sale for every produce of the earth, but many of the landholders are either opulent men, landlords holding their own property, or tradesmen engaged in other concerns. If accidental losses in cattle, stock, bad harvests or seed time take place, they are not heard of, or indeed felt, because there are other resources.

Persons of this description are enabled to put to their carts, &c. horses of great strength and value, and to feed them well; they consequently do more work on their land. But this is not the case with the farmer, who having no other dependence, and meeting with the same inconvenience, is either ruined, or so much injured, as to require a long time to recover; at best he can only use horses of fifteen or twenty pounds value, and these being obliged to live at small expence, cannot be supposed to go through great fatigue. Besides, the produce being smaller its value is less; for if near a market an article is worth a certain price, at a distance from a market

ket it must diminish in value in proportion to the expence of carriage, and the number of hands it must pass through.

For instance, turnips of an equal crop, in Shropshire and in Surry, are worth only forty shillings per acre, ten miles from Shrewsbury; but ten miles from London are worth sometimes six, generally five pounds.

Barley in Worcestershire, twenty-five miles from Birmingham, or in Hertfordshire, twenty-five miles from London, where one third of the farmer's land is obliged to lie fallow, is worth twenty-four shillings per quarter: whereas at Birmingham in the same county, the same article is worth thirty-two shillings, and at London, thirty shillings per quarter. The first has to pass through the hands of two or three jobbers by land carriage; the latter directly goes to the factor, and has the accommodation of water.

Indeed in every sort of tillage, in every sort of land, whether the most fruitful or the most barren part of Devonshire, the Vale of Taunton in Somerset, or the few cultivated parts of Westmoreland in Yorkshire, or Middlesex, Staffordshire, or Kent, these things are very nearly proportioned in the end.

We shall therefore suppose a farm, as before described, and it will be seen if any part of the produce which any man supposes he can raise, be omitted, it will be more than counterbalanced by the expence to raise it. We will suppose, that besides the thirty-five acres of meadow; of the sixty-five acres arable, twenty at least must lie fallow every year, twenty may be in wheat, fifteen in barley and oats, and ten in clover, turnips, tares, &c. &c.

The farm may be expected to produce from fair crops, fifty quarters of wheat, thirty of barley, and twenty of oats. The meadow and the clover that may be mown, will not produce above thirty-five load of hay, nearly twenty of which the horses will eat; and what may not be mown, but left for graziers, with turnips, &c. will as green meat be consumed by the stock, and in a part of the maintenance of the team; and though the farmer must

be at an harvest expence, yet, for the sake of being on the right side, we will allow him to complete the whole within his own family.

100 Acres at 10s. per acre	-	-	-	50	0	0
Taxes, &c.	-	-	-	16	13	4
Servants	-	-	-	75	0	0
Wear and tear	-	-	-	5	0	0
Repairs of land	-	-	-	5	0	0
				£.	s.	d.
Seed, 60 bushels of wheat at 5s.	-	-	15	0	0	
30 ditto of barley at 3s.	-	4	10	0		
20 ditto of oats at 2s.	-	2	0	0		
For green meat	-	1	0	0		
				22	10	0
Farrier's, smith's, and tradesmens bills	-	-	25	16	8	
				£.200	0	0

No account is taken of the maintenance of his team, because he will be able to raise corn sufficient for his horses, at the short allowance of four quarters per annum each ; besides the produce hereafter stated to be brought to market ; and allowing only three loads of hay for each horse, which is hardly enough, he will have to sell about seventeen loads.

His expences lie within a narrow compass, so will his produce, and man on this farm will be contented to realize the following articles for sale :

		£.	s.	d.
50 Quarters of wheat	at 40s.	100	0	0
30 ditto of barley	at 24s.	36	0	0
Produce of butter, milk, and cheese, &c.		25	0	0
Ditto in calves (which he cannot keep to fatten)		4	0	0
	Carried forward	165	0	0
		17	Load	

	£.	s.	d.
Brought forward	165	0	0
17 Load of hay	50	0	0
Sheep	30	0	0
Fowls, &c.	6	0	0
Hogs	9	0	0
	<u>£.260</u>	<u>0</u>	<u>0</u>

But from this must be deducted tithe, taken in kind, on the whole of the hay, which is worth upwards of one hundred pounds; and the produce above stated taken away in the field, with the loss of straw, cannot be rated at less than thirty-six pounds; so that if we also deduct fourteen pounds interest on the expenditure, till it can be returned from market, the net produce will be ten pounds, according to the following statement; and this bringing to account every single shilling it is possible to realize from his farm.

R E V I E W.									
Dr.	Farm.				per Contra.	Cr.			
		£.	s.	d.		£.	s.	d.	
To expences	-	200	0	0	By produce	-	260	0	0
To interest only		14	0	0					
To tithe	-	36	0	0					
To balance	-	10	0	0					
		£.260	0	0			£.260	0	0

This is little enough to make a man amends for a whole year's anxiety and care, and risking his all on a farm. If he should have the misfortune to lose a horse, to have his harvest spoiled, or his crops, or increase of stock less than we have mentioned (and he will not have more) what must be the consequence? He will be reduced to the necessity of living on the air, or breaking into his capital: for though his family may in part be supported in a miserable way, by trifling things from the farm, yet on the return allowed

lowed above, they cannot exist without this ten pounds profit going to their use. This is not a conjecture, it is founded on fact and observation ; not only in one place, in one year, but in *many* places, in many years ; and we appeal to every man who knows the situation of farmers, either from experience or observation, who is not determined to deceive himself, whether it be not absolutely as here represented, and whether the farmers profits are not stated too favourably !

Here then is the proportion, ten shillings per acre without advantages clears per annum ten pounds, and thirty shillings per acre with advantages, clears per annum thirty pounds ; the former at an expence of two hundred and fifty pounds and upwards, the latter at three times that sum, and the difference in situation will nearly equalize the whole.

But in either case, what can be said of that cruel law, which gives to the clergy or titheholder, a tenth of all produce ?

In a former part of these sheets the injustice of obliging every person holding land, to give up a tenth of such produce, has been stated ; and we conceive it will appear from the foregoing calculations, that we are not misled ourselves, and we can have no intention to deceive others.

It may be here necessary to review the subject of tithe, and see what effect it has on the price of provisions.

It will be needless to prove, that, besides the continual disputes and ill will arising between the landholder and titheholder, and which always end in an injury to the nation, by checking instead of encouraging agriculture, the tithe of this kingdom is one of the principal causes of the excessive price of provisions.

Besides, the clergy are either too dependent or independent ; for the tithes being considered a real property, liable to purchase or division, either the impropiator allows too little or too much ; in the former case, the incumbent, though he had better accept little than none, is not sufficiently
pro-

provided for; in the latter, he leaves to a curate, and perhaps one who is disagreeable to the parishioners, the duty of the parish, whilst he being under no controul, rolls in luxury and extravagance, often to the utter disgrace of his order.

Let us now see how far the abolition of tithe may abate the price of provisions; tithe being the tenth of all produce, is a tenth of the price of provisions, and by abolishing it altogether, Parliament would of course reduce the price in a proportionate degree. It would do more: for by allowing every man to increase his produce, it would raise a greater supply by one tenth, at a trifling additional expence; and this being brought to market at a proportionate price, operating with the reduction from the abolition of the tithe itself, may fairly be expected to make a fourth difference, so as to bring the same quantity and quality at four-pence halfpenny which now costs sixpence. This would be a benefit to the farmer, and a blessing to the poor; it would not injure the titheholder, because he may have an ample indemnification; but as here we are only shewing how it affects the price of provisions, we shall leave it for the present, and take it up again when treating of its substitute.

The next thing of consequence that affects the price of provisions is, the enormous load under which the landholder, and indeed all persons, groan, by the

POOR RATES.

Two million five hundred thousand pounds sterling are at this time annually raised as a poor rate within England and Wales, of which there is put into the pockets or stomachs of the parish officers, and yearly consumed in law expences, removing the poor from parish to parish, and at times, from one end of the kingdom to the other, a sum that would maintain a fourth part of all the poor, if properly distributed. The manner of maintaining the poor is not less wasteful; for as all offices are troublesome, and those without emolument are generally thought so by the higher orders; overseers and churchwardens are consequently elected from the middle classes of the parish. These being the petty tradesmen of the place, are very ca-

pable of interested collusion, and by the art of giving trouble, into which they soon convert their authority, they prevent other persons from interfering. They elect each other, and when the baker or butcher is in power, he contrives a job for the bricklayer or carpenter who is out. In turn he takes care to give the butcher and baker the profitable privilege of serving the poor-house, &c. &c. There are few parishes in the kingdom, where men of this description are not to be found. In a little grocer or chandler's shop, where a nett profit of even fifty per cent. would not give them so much as they spend, they are seen dissipating their hundreds, or gradually purchasing their freeholds. Inquire their origin and situation, they have commenced their career with nothing, or with a little borrowed money; but they have been overseers and churchwardens, very dexterous in the imposition and disposal of parish rates.

If a different plan from the present were adopted, less than one million pounds would be fully adequate to all the purposes of maintaining and cloathing the poor, through the whole nation, supposing their number to be greater than the highest computation has made them.

There is hardly a parish in England where the poor rates are less than two shillings in the pound; more than half of the parishes have a rate of double that sum, and in some it amounts to seven shillings and sixpence in the pound and upwards.

We have mentioned two million five hundred thousand pounds as the sum collected, which is not wholly brought to account: but the assessment is not less than three million two hundred thousand. The whole of the rents in England amount to something more than twenty-nine million, but not more than twenty-three million are assessed. The difference between the assessment on real rent and the receipt does not altogether arise from the poor householders, who, though rated, are often excused from inability to pay; but from the villany of the officers, who not only take care to under-rate and favour their friends, or the junto to which they belong, but many of the principal inhabitants in the parish, with the view of obliging them in return for custom to such officers in their way of trade; and we are

are sorry to say, that few gentlemen are sufficiently delicate and honourable to reject with abhorrence such mean obligations. If men would adopt the patriotic sentiment, as taxes and rates are unavoidable, all should contribute cheerfully their shares; even under the present system the sums wanted would be much below the nominal rates by assessment. Nor does the evil end here; for it is generally found these men take especial care not only to under-rate themselves, but frequently not to pay at all.

The business of parishes in general, such as book-making, assessing rates, the meetings of vestries, either for auditing the officers accounts, assenting to, or dissenting from, any measure to be proposed or adopted, all is a mere farce; what belongs to all belongs to none; and as things are now managed, very few know any thing more than that they pay so much, and are liable to pay so much again. If any inhabitant has spirit to demand the inspection of the parish accounts, either he is insulted to such a degree as to make him relinquish his pursuit, or is quieted by lowering his rate; and as few persons take the trouble, even of a menace, but with such a view, this is generally the end. But wherever any number of the principal inhabitants have unanimously pursued the object, the result has always been lowering the rate altogether.

Here it may be proper to mention some places where this evil is carried to the greatest extent. In many parishes of the city of London the officers not only contrive to continue year after year, but are at as much pains to get elected, and triumph as much in their success, as if they had obtained a seat in the House of Commons: houses are opened, and carriages provided to convey their friends to Hampstead, Tottenham, Blackheath, Richmond, &c. where entertainments are given on these occasions, at an expence that would maintain almost one half the number of poor they are to superintend.

Besides the ordinary abuses; in some parts of London they make what they call a discretionary rate, viz. the officers assess only such inhabitants as they think proper, and to any amount.

This

This truth will appear by the following fact:

In one of the parishes which takes in part of Fenchurch-street, this discretionary rate is in vogue, and the principal part of the poor rates are paid by eight or ten houses, whilst ten times the number do not pay any thing, or at most a mere trifle.

The officers say it is right; these are people of respectability and property, and they should bear the whole burden. It might be alledged, there are many others of respectability and property, who are excused by the discretion of the officers. And what will be said of men of sense and character, who know and suffer the imposition? From one of them we have been informed, that during the last year he attended the vestry, accompanied by a neighbour, meaning to have the grievance redressed. A dispute was immediately created, and the vestry adjourned. After repeated efforts to know the time of meeting, and obtain a sight of the accounts, they were tired out, and being men of business, whose concerns could not well be neglected, (of which the other party were aware) they desisted, having, in the common phrase, had their labour for their pains, and the mortification of being obliged to pay a little more for their trouble.

These practices are not confined to London, we see them in various degrees throughout the kingdom; but we are all affected with the love of ease, and suffer evils to avoid the trouble of applying the remedy. When parish-officers, trained in the art of imposition, are watched in their receipts and expenditures, they take care to make things appear fair to the eye; but when a man of resolution gives himself the trouble to examine them minutely, it generally terminates in the detection of fraud, and the general advantage of the parish.

The poor-house is served with meat, bread, beer, &c. always by the friends of the officers, or when they are out of office, by themselves: the articles are generally bad; often there is a deficiency in measure and weight, and the price is too high. No class of Jews understand better how to convert thirteen ounces into a pound, or three quarts into a gallon; thirty-

thirty-one inches into a yard, or ten inches square into a cubical foot, than tradesmen who are members of select vestries, or who are in rotation church-wardens and overseers; nor are there any characters, when properly considered, so detestable. These are the petty tyrants, the voracious vermin, that ought to be extirpated; then, and not till then, will the poor be likely to feel comfort.

At this time, however hard their case, the poor have no redress; they dare not complain; for under such rulers we need not be at the pains to point out the consequence.

It is surely the duty of government to provide for the poor; and if this were the case in England, on a well-regulated plan, the poor rates would be lowered, and of course the price of provisions; and these operating in double proportion, would in a short time abolish rates altogether. If the landholder at this time pay five shillings in the pound, or one fifth of his rent, and the rent itself be one fifth of the whole produce of the land, he must pay to the poor (or rather to the overseers) one twenty-fifth part, and must charge this with interest in the remaining twenty-four parts of such produce.

It is generally understood, though two million five hundred thousand pounds sterling may be collected, only two million are really expended on the poor. If the rate were equalised, and all rateable persons made to pay half the amount of the present assessments, this sum would be raised; the other half being one fiftieth part of the amount of the general produce, would consequently be sunk in the less expence of raising it, and of course lower the price: this bringing the same quantity of provisions at such low value, would in a short time lessen the rate.

A wise and good government should also employ those poor who are able to work; the produce of this employment, and the decreasing price of provisions, would assist in abolishing the rate, and raise a fund for some other reduction.

In these two things, the tithe and poor rates, we may find a considerable portion of that evil which disgraces our political economy. If the one were abolished, and the other made general, small but certain; if the present system of collection and expences were destroyed, the price of provisions would be lowered at least a third; and though these be not the whole, yet, being the principal occasions of the miserable situation of the poor, they certainly merit the particular attention of every man feeling properly for himself, his fellow-creatures, and the happiness of his country.

MONOPOLY

is another grievance under which we all labour: in this great numbers are interested, and though it is profitable for the moment, it is ruinous in the end.

This plague of the rich, and curse of the poor, is not only tolerated in trade, but there are men who even go so far as to assert its general utility. It has been said the speculator is of use, even in the business under consideration, because he is always ready to purchase from the farmer what he absolutely must sell; that having so purchased, he stores it, till an opportunity offers of bringing it to market, by the price being high enough to tempt him, which never can happen but in times of scarcity; that if he were not to buy, perhaps the farmer must be ruined, by not being able to pay his rent; and that what he holds and has to offer in times of scarcity, would be otherwise disposed of, or wasted, in those of plenty; and consequently, so much as he has in his possession, would have been deficient.

How different this from the truth!—That the farmer must sell, is certain, because he has rent, rates, taxes, and other calls to answer; that this sale being at times forced, and not occasioned by the regular demand, is the cause of his obtaining only five sevenths of his fair price; that the article, by these means, finds its way into the hands of the speculator, who brings it forward again at his own pleasure, cannot be disputed; but mark the fact.

The old custom of landlords was to receive the rent half yearly ; but always to let the tenant take a year, or eighteen months, before he made the first payment ; so that he had his landlord's assistance by a credit in the rent ; and this was continued as long as the connection. The tenant having half a year, or twelve months arrears allowed, was enabled to bring some part of his produce to market, and before he paid his landlord. Before he brought such produce to sale, he well knew that he must obtain a certain price to reimburse himself, and that whatever profit he wanted must be added to that price. On these grounds he came to market, where there is always a demand, and always a supply, though they may not always be proportioned. But if the demand were not sufficient to furnish him the necessary price to repay his expences and live, he could return home, and not being urged for his rent, could wait the event of another market ; that market may again be against him, but he will be at liberty to wait. His rent however must be paid at a certain time, and he must sell : the indulgence did not enable him to buy from others to raise the price, it only allowed him an opportunity to realise a fair price, which every person ought to do. The case now is otherwise ; since luxury has become fashionable, an increase, in the means to support it, has been found necessary ; and landlords have had recourse not only to the arrears of their tenants, but have obliged them to pay as the rents became due, and even to raise those rents. The former indulgence being taken away, and the farmer obliged to pay half a year's amount, as soon as half a year is expired, he is reduced to many inconveniencies ; and that of being subject to the arts of the speculator is not the least.

If he commence tenant at Michaelmas, and has half a year to pay at Lady-day, hardly a sixpence can be realised in the time : his stock and expences being his all, he must borrow, or his landlord must allow him further time. If he indulge him till Michaelmas, he must by that time bring his produce to market, and if he cannot get his price he must take less ; the money must be had, and he cannot have it unless there be an opportunity to sell : he must bring his whole to market at once, or in parts within a short time. The general consumption is regular, and lasts the

the whole year ; but it cannot be the case with his sale ; and if all farmers were in this state, all the produce of the kingdom would be brought to market together, in a manner disproportioned to the immediate consumption. Many are in this predicament, and here the speculator interferes : the farmer must sell, the speculator buys, but in buying he does not assist, he really injures the farmer.

The landlord knows the rent is to be had, and he will have it : he does not consider how much or how little his tenant receives, he takes his rent, and on his part there the business ends.

If no such person as the speculator were to interpose, things must revert to their former channel ; and as the landlord's impatience could not increase the consumption, he must content himself, and wait till the demand should enable his tenant to pay his rent ; and as the call is regular, and all would have their proportion in the demand, so by the supply being abundant, and the consumption still the same, there would always be found a sufficient number ready to answer that call, at a fair and reasonable price ; and it would not be till all their stock were exhausted that the outlanders could obtain their ends ; and as these would be but few out of the many disposed to sell, the inconvenience would be temporary to the public.

But it is different at this time ; the monopolizer answers the purpose of the landlord, while he injures the community : having obtained possession of the farmer's produce he does not offer it continually, as the farmer would have done, in the market ; but storing it, he creates an artificial deficiency, till the demand exceeding the supply enhances the price ; he then brings forward such a portion only as shall keep up that price, or by withholding longer increase it the more.

If the speculator were not to buy, it must remain in the hands of the grower ; it would not be thrown away, or destroyed, nor would any more be exported, for even here the demand can only be supplied ; so that the plea of the utility of this intermediate person is without reason. In all

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nations monopolizers are great public evils, and there is hardly a kingdom wherein these locusts are to be found so numerous as in England: it would certainly be a national benefit if they were rendered incapable of doing harm, and it will be our business to devise some mode of extirpating them; but that mode will come into view more properly hereafter.

That the system may be complete, there is another branch of villany methodically pursued, which, though it affects the whole community, falls more particularly on the industrious poor, who seem destined to bear all the evils that can afflict mankind.

This system is generally understood by the opprobrious name of

FORESTALLING,

and is nothing less than a monopoly in cattle, in which persons are concerned who have not the same pretences for their nefarious practices with the dealers in corn.

There are persons employed in the different markets of the kingdom, who, under the denomination of salesmen, commit the most odious depredations. This tribe originally arose on very good reasons, but have directed their views to the worst purposes. There are but few who attempt to vindicate their measures, and some of them are their partners in wickedness.

In the counties of Devon, Somerset, Lincoln, Leicester, and other grazing parts of the kingdom, great numbers of cattle are fed for the market of the metropolis: when ready for sale, it is not to be expected the proprietor can bring them to market: there are drovers, whose original business was to collect the cattle of distant districts intended for the market, and at a commission to drive them there for sale. These drovers delivered them to the salesman, who, having disposed of them, returned the money to the feeder, after deducting his commission; and there the transaction ended.

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As men are naturally prolific in ideas, particularly where gain is in question, in process of time these drovers and salesmen, and afterwards the graziers, drovers and salesmen, formed combinations to enhance the price; and among the various arts made use of are the following:

The drover having received the cattle from different persons, brings them forward to the neighbourhood of the town, and that on the evening before the market: these men then assemble at different places, and are able to give a correct account of the number and condition of each sort of stock. Care is also taken to learn the probable demand of the market, which is also well understood; and if the quantity of cattle brought for sale seems short of the calculated demand, the whole may be brought into market: but if it appear a greater number are at hand than are likely to bring the prices they are determined to ask, it is then settled what number shall be brought forwards, and the remainder are left at a small distance, perhaps within a mile of town; so that in a short time they may either be brought into the market, or seen where they are by persons wanting to purchase.

It frequently happens these drovers are jobbers, who buy from the feeder to bring to market; and the drover, jobber, and salesman, are generally in partnership; in which case they are the more dangerous: for as all, or generally more than half, the cattle brought for sale belong to persons interested in, or acquainted with, these transactions, they have an opportunity of acting a double part, by defrauding the fair trader and upholding the prices.

Suppose any of those persons, not in the secret of these measures, send their cattle for sale, expecting the fair market-price; and even suppose they drive their own cattle, without the interference of others: when they arrive, they are obliged to deliver them to a salesman, and thereby commit themselves and their property to his honor or villany. If the salesman be a secret partner in the disposal of any cattle intended for that market, (for he dare not appear as a public one) he will take care to ask more than is really
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the value of such cattle, not only to keep up the price, or get rid of his own ; but, perhaps, to prevent them from being sold, that he or his partners may have an opportunity of purchasing them from the feeder ; who, rather than return home with them, or, perhaps, because he cannot wait the event of another market, is induced to sell them at their price : or if this cannot be put in practice conveniently, they have either partners or friends, understanding each other, ready to buy ; in which case a price, much less than the value, is settled for them, and this at the beginning of the market. If a complaint is made, it turns out an impossibility to foresee that the demand would increase so much as to advance the price : in all these cases, the proprietor is so much discouraged as to make other use of his ground, or to take the chance of getting the most he can by selling his cattle at home.

Nor are the purchasers of fatted stock less affected by this spirit of imposition on the public, than the persons described. In general a good understanding subsists between buyers and sellers ; winks, nods, or pretended disputes, have all some meaning, always to the disadvantage of the feeder and the public.

Besides these market combinations, there exists what may be called a stall-conspiracy ; the butchers are never without the plea of the excessive price of cattle, as a pretence for the enormous value they are pleased to put on their meat ; and if, among themselves, they fix double the fair price, who can detect them ?

They will assure you they are obliged to pay so much for the beast, or so much for the stone-weight : both may be true ; but who is to know how much their beasts weigh, or what weight they have in a stone : in either case, it is like a shopkeeper telling his customers he pays cash for his goods, and sells at the same price he gives. His cash is paid at the end of a year, and he has a discount of fifty per cent. Independent of this, vast quantities of meat are withheld from public sale, and the butcher's stall only supplied with so much as is necessary for a choice : by pretending
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a scarcity, they can, with a better face, ask enough ; and in order to keep up the prices, frequently have large quantities spoiled, which are disposed of to the carrion butchers. These are persons living in the most wretched parts of the town, who are not able to kill for themselves, but, at an under-rate, buy from other butchers meat not really fit for use : even at this rate there are many poor not able to purchase.

The health, as well as the comfort of the lower classes are affected by such provision ; both of which should be the particular care of government, and the police.

This is only the outline of their wickedness. We could mention other manoeuvres made use of to attain their end ; but as it would take up too much of our time, and every person must be well satisfied that the evil does exist, we think it will be more satisfactory to the public to know how to prevent, than produce it.

An act of parliament should be passed, declaring all the waste lands in the kingdom national property ; all tithes in kind abolished ; and erecting a national board, to be composed of commissioners, and other proper officers. This board should have three departments, of which we shall treat singly.

By the abolition of tithe in kind, no injury would be offered the titheholder ; but the legislature should enact, that every person, having a right of tithe, should be allowed to take, per acre, the highest price he at any time has received as a composition, and no more ; and where no composition has been taken, it shall not be lawful for the titheholder and farmer to affix the price, as it might be the means of fraud ; but the commissioners shall examine into the particular circumstances attending the cultivation of such tithing ; be at liberty to hear the titheholder and the landholder, and award what sum per acre shall be paid, till a total abolition can be effected. This would prove the value of the tithe yearly, and the landholder would cultivate his land to his own mind. He should not, however, be allowed to conceal such real cultivation, but conform

to all the regulations of the board, the principles of which shall hereafter be stated.

Inclosing waste lands will be held up as an act of oppression; but before this be admitted, let us consider the situation of persons intitled to the right of commonage at the present time, and how they may be affected by the change.

With very few exceptions, no person has a right to common, but the landholder, and this originally belongs to the landlord.

The proportion of the landholder's commonage would be hardly worth mentioning, if every person took his share and no more. But while not more than one in ten makes use of this right, and the tenth takes ten times his share, the latter will loudly complain of any innovation.

It is impossible that cattle can live on commons more than seven months in the year, and as they only exist and do not improve, what is called waste cannot be worth more than a fiftieth part of inclosed land: but the tithe is a tenth; of course five times the value of commonage, and by being abolished, would more than compensate the landholder for his loss.

It may be objected, that such an extraordinary increase in cultivation will injure the landlord by decreasing the value of land; if this effect were possible, it ought not even for a moment to be thought of. The general principle on which England has risen to prosperity, viz. that the interest of a few ought to give way to the general good, should always be held sacred. But we believe no loss whatever will fall on the proprietors of land.

The waste land brought into cultivation, supposing it four million acres, bears a proportion of one to six with the present land in use; and supposing from such increase in tillage, so much more provision should be raised as to add a sixth to each present allotment, it would afford to that class of people, who now go without it, a tolerably comfortable share. This would lower the price of provisions; and if population were not to increase, it

would lower the price of land ; but it is not possible to prevent such increase in population : and on the other hand, if an increase in cultivation does not take place, half the inhabitants must starve. But as the waste lands cannot all be thrown into cultivation immediately, the price of land cannot be at present affected ; for though the tenant, by being eased of the tithe may bring his produce to market cheaper, yet it cannot make a difference to the landlord ; for the right to common is, in general, only nominal, and landlords would without commonage get the utmost farthing for their land they now do with it.

But supposing a man, possessed of five hundred a year, and that by these measures his land should diminish in value to four hundred, would he not receive the full advantage ; for by the proportionate decrease of prices, he would in effect have the same income.

Of the waste lands of this kingdom, we have already observed, that four million acres might be cultivated, and there are also mountainous, rocky and barren districts, not fit for cultivation ; but as cultivation advanced, and roads were extended in many parts of such districts, quarries of slates, stone, chalk, and lime would be used, and the produce would certainly amount to a considerable sum ; for although one acre in a thousand might not be appropriated for this purpose, yet where any quarries are worked, an acre is of great value ; and estimating the advantages we propose to hold out to tenants on waste lands, and the use to be made of large tracts, which at present none can claim ; some of them near large towns, which might be let to advantage for various purposes—a sum of at least three million pounds sterling yearly might be raised, and that sum would fully effect all the most generous purposes of commutation for tithes.

It will be urged by those who live by distressing their fellow-creatures, and consequently to whom all plans of this tendency will be particularly obnoxious, that inclosing the waste lands will lessen the live stock, particularly in sheep, and that of course the growth of wool will be lessened. We might

might find no difficulty in convincing even these interested persons, if conviction were of use, that the idea is an error : the finest sheep are those bred on inclosed lands ; their number are forty to one on equal spaces, and their fleeces are much better ; for where these animals are not suffered to frequent the commons, they grow much larger and produce different wool.

Another very great advantage which must arise from the measures proposed, would be raising timber for the navy.

Three million acres of the lands called waste, may be found of a proper soil for raising oak.

It is not meant to appropriate such lands to the sole purpose of raising timber, but to make a double use of it, by cultivating the ground and planting the hedge rows with oak.

The commissioners of the land revenues of the crown, in that masterly production, their eleventh report, express well-grounded fears, that the time is not very distant, when we shall have reason to repent our inattention to this necessary article of defence ; and they urge it as a public duty, that all possible means should be immediately adopted for raising a supply equal to our future wants.

It is allowed by all who have attended to the subject, that hedge row timber is by far the best for naval purposes ; and there are good reasons for it, though never assigned : for being planted on banks, the tap-root, which in proportion of one to four to the height of the tree, is not stinted. The moisture will not be so great, but quite sufficient, and the sun and air, warming and drying the earth in which such trees grow, the timber becomes hard, heavy, and durable ; when planted on a level, unless the ground be dry, the sun or air has not sufficient power to influence the sap in the root, as they have in a hedge row ; the tree draws only cold and crude nourishment, and it is neither so hard, heavy, durable, or so much in heart. The drier an oak grows the better the timber, and vice versa ; and though the growth may not be so rapid, the loss of time is doubly made

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out in duration. This subject will be more fully discussed on another occasion.

Supposing only three million acres, divided into proper inclosures, a quantity may be raised from the hedge rows, not only sufficient for the supply of the navy, even at double the present amount, but for the whole of the private shipping, even if that should also be doubled.

The commissioners in the report above mentioned affirm, that fifty thousand load of timber is at this time necessary for the supply of the royal yards; and that the merchant builders, including the shipping of the East-India Company, consume yearly, little short of a hundred and seventy thousand loads; making together nearly two hundred and twenty thousand loads, besides what is used in all other vessels employed in the ports, harbours, rivers, and navigable canals of the kingdom.

They do also suppose, if an inclosure for the sole purpose of raising timber should be made, a supply of about thirty-four trees, on every statute acre may be provided.

Allowing the growth of a hundred years, at least fifty loads of square timber may be expected from an acre. On this average a hundred thousand acres would be requisite to raise the necessary supply of fifty thousand loads yearly; and consequently the extent of ground for raising a sufficient quantity for public and private use would be upwards of four hundred and thirty-six thousand acres.

If an inclosure for this sole purpose takes place, and only one hundred thousand acres are inclosed, what with the expences of management and keeping up the inclosures, we will take upon us to prove, it will occasion an expence to the nation of at least a hundred thousand a year.

By converting waste lands into farms, exclusive of the sum which may be raised to pay the whole amount of tithe commutation, and answer other exigencies.

exigencies : a farther advantage would arise by the nation's raising its own timber ; and from the future sale of a part of it, three hundred thousand pounds a year, at least, might be realized ; which, added to the proportion of taxes that would arise from the cultivation of waste land, would produce half a million sterling annually, to lighten the national burthen.

Every hundred acres of land, divided as before described, would contain upwards of eleven hundred rods of fence. Now, though forty feet be necessary, in plantations, for each oak, twenty will be sufficient in hedge rows : indeed if they were closer, only fifteen feet apart, they would grow equally well ; but for the sake of certainty we will allow a space for each tree of twenty-five feet ; this would give seven hundred and seventy-five trees on every hundred acres ; and as we propose every sixth to be double, or two planted very near each other ; after allowing for those that would miscarry, or that might be used in repairs, eight hundred trees may be fairly taken, or in square measure, thirteen loads per acre. A supply therefore of nearly thirty-nine million loads of timber may be produced from only three million acres of land. This, at a fall of seventy-eight years, would produce as much as is now required for double the shipping of the whole nation, both public and private : but to shew at one view the immense value of a property to be raised without any expence, it will only be necessary to say, that thirty-nine million loads of timber at the present price would cost the navy board one hundred and fifty million pounds sterling, a sum of equal to three fifths of the present national debt.

Out of such a quantity, it is natural to suppose more than a seventy-eighth part would in that number of years arrive at a state of maturity, and being felled, a fresh supply might be raised, which in another seventy-eight years would be of equal value ; and it may be further supposed, from the end of the first seventy-eight, till the expiration of the second, the yearly surplus of the first plantation would continue to increase and improve ; and that at the end of a hundred and fifty-six years, a sufficient quantity of the second plantation would be fit for use, and being replaced would continue producing five hundred thousand loads annually for ever.

" This is a quantity more than sufficient for twice the number of shipping possessed by the whole nation. And the timber is not included which is and will continue to be raised on private property. Such stores of this article will not only enable us to build an additional quantity of shipping at a trifling expence, but from the cheapness of the timber to strike out a trade of building for sale : and the uncommon benefit of such a trade is not at present generally understood. It would be a source of national wealth issuing from the bowels of the earth, and the most barren parts of the kingdom would contribute towards it.

Copper, iron, lead, &c. would be found, where now it is not worth looking for ; and though at present there be not a sufficient tillage even for the supply of the inhabitants of this country with provisions ; yet by such a quantity of waste land being thrown into cultivation, the articles of hemp and flax may be raised, even to supply half Europe. But this is not all, for where oak would not grow the pine may be planted, and a sufficient quantity of fir produced to make importation unnecessary.

These things would open new sources of manufacture and trade, and as population increased, sufficient employment would be found for the poor.

It is not improbable, before the middle of the next century, the general state of things may be very much changed. Whatever may be the event of the present agitation in Europe, when it ceases, every effort will be made to retrieve lost commerce, and interrupted prosperity ; and nations regenerating themselves, must consider their wants as well as those of other states, and throw their energy into the method most likely to produce a supply of those wants. It is thus an exportation arises. This insures wealth, and in return promotes national happiness.

All Europe must know the situation of England, with respect to its naval supplies ; and it is not more certain than true, that though it requires the most at present, it produces the least in proportion to its wants of any state in Europe, Holland excepted.

If France should ever see this truth in its true light, what would be the consequence? Naval stores would be made staple commodities, and every art practised to reap the advantages we might have enjoyed.

England never had, perhaps never will have, such an opportunity as the present, to provide for its security and welfare; and if we seize not the advantage, it may be too late at a future period.

A supply of timber and of all other naval stores might soon be raised in England; circumstances of importance to its independence.

If these ideas had been put in practice a hundred years ago, Russia would at this time have been an humble ally, instead of an insolent rival. Our wants and those of Holland have raised that empire to its present greatness: and the total subversion of the Russian trade is the proper mode of checking it.

France may not in a short time become sufficiently composed and settled to turn her attention to futurity; it is only in peace that a nation can calmly reflect on its situation, and this is our present advantage. If we raise only sufficient timber and stores for ourselves, the price must fall in foreign states, as the quantity we now take would glut the markets, and our independence would be secured: if we raise more than we want, our export price would be less than in Russia by all the freight, risk, &c. and if we could raise enough for ourselves, Holland, and France, these nations being dependent on, and in alliance with us, would insure us eventual peace.

But if by a supply of naval stores raised within the kingdom, a trade of building ships for foreign sale should be produced, and that at prices so low, as to enable foreigners to purchase for much less than build, we need not state the advantages.

It is very likely that in less than fifty years India must have a marine, and if this country suffer it to produce that marine, or even the timber within itself, the consequences are obvious.

The Teck woods abound with valuable timber for shipping; but the usual policy respecting colonies will not bring it much into use. A marine establishment may not be wanted there before we are enabled to provide it; and to reap the advantage by an import for our own produce.

But to return—It may be objected, that neither the plantation nor the inclosure could take place at once: it would not be proper it should: but it may be very well accomplished within six years; and as the planting should take place at the time of inclosing, within that period all may be effected.

To accomplish it within the time, surveys should be made, and allotments set out of a hundred acres each; in the centre of which should be a stone or post numbered; and all lands lying near the dock yards or large towns should first be surveyed and allotted. Public notice should be given that the commissioners would receive proposals for farming land in parcels from a hundred to a thousand acres in any part of the kingdom, when properly surveyed and allotted; and to prevent all expence to government on this account, the notices should contain the restrictions under which the farms must be held. Among others which may hereafter be deemed necessary, the following should be particularly pointed out:

Any person intending to become tenant on any parcel of such land, must erect the buildings, out-houses, &c. suitable to the farm, and inclose in fourteen parcels, every hundred acres, either as square fields, or in any other manner that may make the greatest quantity of strait fence; no fence shall be in width, from the outside of the ditch to the inside of the bank, more than ten, nor less than seven feet; upon each bank shall be planted quick or holly proper for hedges, guarded in such a manner as to prevent injury by cattle; with this fence must also be planted or set, at a distance not exceeding twenty-five feet, acorns or seedling oaks, not exceeding two years old; these shall be properly trained and nourished, and where any fail, shall be regularly replaced: where the latter mode is chosen, every person who shall plant such oaks shall, under a penalty or forfeiture of the lease, engage not to set or plant oaks of greater age; and shall continue from time to time to protect them; and where they fail,

root out and replace them, during the continuance of such lease; and also shall not lop or top such oaks, nor shred up higher than one half the stem; he shall not suffer the underwood, or hedge row, to increase farther into the field than ten feet from the outside of the ditch: and whatever rent shall be agreed upon for such lands, shall be paid half yearly, the tenant being allowed to be half a year in arrear.

The proposals to be delivered into the commissioners must contain the offer of rent by the acre; the acceptance of the terms prescribed by public notice; the number of the land, by the land-mark, proposed to be taken; what part is intended for arable and what for meadow.

In return for the performance of such conditions, some advantages should be given the tenant.

The leases should be made for twenty-one years; two years previous to the expiration of which public notice should again be given, and tenders be received under similar restrictions. But for the encouragement of the first cultivators, a rule should be particularly laid down, that in case they offer within ten per cent. of any other person, a preference should be given them: and farther, if they can prove to the board that any other offer, amounting to more than ten per cent. above theirs is the effect of malice, or for the purpose of injuring them, and not the fair price of rent of that particular place, according to the soil and situation, the commissioners shall be at liberty to reject such highest bidder, either in favour of the tenants or the next tenders that shall be approved. And also that for the term of seven years, the first lease shall be exempt from all rates and taxes; for the next seven they shall be liable to taxes, but excused rates; and at the expiration of fourteen years shall, with all other lands, bear their proportion of rate and taxation.

And here arises a farther benefit; for at the end of seven years, three or four hundred thousand pounds will be realized yearly in the taxes upon this rent; or if by such an increase in tillage the value of land should fall, which

we affirm will not be the case; and the old taxes of course lessened by being a poundage: the increase of taxes on the improvements will so far counterbalance such decrease, as to make any farther addition to the national burden unnecessary.

By these measures no doubt can be entertained that a rent might be realized to the full amount of three millions sterling.

This should be appropriated, first to the titheholders.

The whole amount of the tithes of the kingdom should be ascertained; and it may be effected by the following method:

The board should require every person possessed of tithes, whether in kind or by composition, to make out and subscribe a certificate, mentioning of what nature, in what parish, and upon what tenure his tithes are; and this within a given time should be delivered to the said commissioners: and the same act having delegated to them the necessary powers, they shall require and oblige the titheholder to give in yearly, within a specified time, an account, on oath, of the exact amount of his receipts for tithe within the year. On the other hand, every landholder shall be obliged to deliver in an account of the exact quantity by the acre of each sort of produce he may have grown, the amount of tithes he has paid, and to whom, within the year. And in order to prevent fraud, it should be declared, that every person making out, and delivering a false account, if a titheholder, his tithe shall be forfeited; if a landholder, he shall be heavily amerced: and to prevent connivance, such certificate shall be signed by at least two justices of the peace, before whom proof shall be given of its truth in the following manner:

Each county shall appoint such a number of land surveyors of known integrity as its extent shall require; who shall be paid out of the county

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Every landholder shall, within seven days after having sown his seed, deliver to the clergyman of his parish, whether the titheholder or not, an account in writing of the quantity of each sort he has sown; and the clergyman shall witness it as being so received. The clergyman shall, within seven days more, deliver this sealed up to the clerk of the peace of the said county, who shall lay the same before a general meeting of the justices to be held for that purpose; and they shall direct the surveyors or some of them, to survey the ground, and certify the quantity.

As the principal, and indeed the only seed times are autumn and spring, such special general meetings should be held the first of December, and the first of June; at the last of these meetings, they should again direct the surveyors to view all such lands, to ascertain whether the seeds as reported were really sown; and to certify the same to the clerk of the peace, to be laid before the next meeting.

These certificates should then be forwarded to the board, who should compare and check them, to form a regular account to be produced in Parliament annually.

The plan being adopted for three years, a proper average would be formed of the whole amount of tithes. By this time also a sufficient sum might be raised for the payment of the amount of tithes; or if the letting of lands should not have been sufficiently extensive for the purpose, the same measures should be continued another year.

Tithes now stand in various ways, and an equal distribution of justice should be made to all parties. Many propositions have been made for producing a compensation for tithe, the principal of which are, to raise the amount by a rate within the parish, and to allow land in lieu.

The former would not only be unequal, but extremely unjust.

Let us suppose any given parish, where, from the cultivation of corn, the landholder now takes five hundred a year, and the parish itself perhaps contains only one thousand inhabitants: of these six hundred are of that description which cannot be rated. The other four hundred may be divided into eighty families, and of these perhaps only nine or ten are farmers or landholders, from whom the whole five hundred pounds are annually taken as tithes.

These farmers or landholders are enabled to re-imburse themselves; for though an hundredth part of the corn, so grown in the parish, is not consumed by the inhabitants, yet wherever it goes, the farmer always puts on a price to answer this expence, and by charging it on the article, even the six hundred who would not be rated pay their proportion. But by a rate the whole must fall on the eighty families; and as no rate can be made, but by poundage, the landholder would not pay more perhaps than he who has no land at all.

It may happen a person of moderate fortune, living in the parish, pays a rent of a hundred pounds a year for his house, and a little grazing land, which is not tithed to any noticeable amount; and a farmer in the same place, with two hundred acres of land, on an old lease at ten shillings an acre, pays a hundred a year also; by doing this farmer justice, in relieving him from the oppression of tithe, while he has an opportunity of re-implementing himself, his neighbour is doubly oppressed by the rate, who has no opportunity whatever of a return.

Tithes in general may be divided thus:

Tithes appertaining to the living, and in the hands of the incumbent.

Tithes not belonging to the living, but in the hands of the impropriator.

Tithes let to farm, and

Lands tithe free.

Of

Of tithes appertaining to the living, particular notice should be taken, and where the amount is under eighty pounds a year, an addition should be made equal to that deficiency.

Where the incumbent does not do the duty, or where a curate is employed, the incumbent should be obliged to continue the stipend he has heretofore paid the curate; and the whole of the augmentation should go to the curate; and as such allowance would be adding to the influence of the incumbent, it should be provided that the curate shall not be displaced without the consent of the bishop of the diocese.

Where the livings are above eighty pounds a year, a salary from forty to a hundred pounds should be paid to the curate, under the protection of the bishop, according to the value of the living.

Of tithes not appertaining to the living, but in the possession of the impropriator.

It frequently happens, where a person or a family is the patron of a living, the tithes are withheld, and a curate maintained to do the duty of the church; in which case the cheapest is procured, and allowed twelve, fifteen, or twenty pounds per annum. In all such cases, if the amount of the tithes be eighty pounds or upwards, the impropriator should be obliged to allow as directed in the previous section, and not be permitted to discharge the curate without the bishop's consent under whose protection he should continue. But if the amount be less than eighty pounds, the allowance of the titheholder to the curate should be continued; and a sum should be paid out of this fund to make the amount forty pounds; but in consideration of this augmentation, the bishop of the diocese should have every third right of presentation or appointment to the curacy.

Of tithes let to farm.

Where tithes are let to farm by the incumbent or impropriator, the price of rent should continue to be paid the lessor; but until the total abolition of tithes.

tithe takes place, their amount must be ascertained in the same manner with the others; and whether less or more than the sum ascertained, an average medium between the sum now paid, and such greater or lesser sum shall be the amount in future to be received from the national fund. This will operate justly: for in many places, where the tithes are let at a given price, as fifty pounds for any kind, the lessee by mere oppression has obtained to the amount of three hundred. This is particularly the case in the corn tithe in the parish of Mitcham in Surry, where the landholders are obliged to pay from twelve to fifteen shillings an acre, or have the tithe taken in kind. The lessee is often a farmer, and can afford to keep it till a scarcity may procure a high price. It would therefore be far from just, because such oppressive measures have been adopted by the titheholder, that the landholder should always continue to labour under the yoke; and on the other hand, where a titheholder, from a less quantity of grain, &c. being cultivated, pays more than he receives (if any such instance is to be found) it would not be just, that because such lessor had let at such a price, he should continue to receive it for ever.

But where lands are tithe free, a different plan must be adopted; for in the purchase of lands, this is a principal consideration; and if they are tithe free, a greater price is given: the reason of such extra value needs no explanation.

However, as even these proprietors of lands may have a right of common, some allowance ought to be made them; for whether they have paid the extra price for their land, on account of its being tithe free, or have bought their tithe, it matters not; they have paid, and still pay tithe, either in the first cost of their land, or in gross for the tithe itself, and they must be indemnified.

We therefore propose, that lands of this description should be excused all kind of rates, (but not taxes) and this will more than compensate them for their loss of commonage; and as the rates, particularly those for the poor, should

should be made general, it would be easing these persons from a general mass, not from any particular parochial contributions. This would be a fair indemnification.

Three shillings in the pound on one hundred acres of land, worth twenty shillings per acre, is fifteen pounds; and it is probable the tithe of much of this land was not more when purchased; and having been bought more for convenience than with a view to gain, no man could reasonably expect a bargain of great profit.

Lands exempt from tithe must be divided; those just mentioned, where such exemption has been purchased, and lands exempt from recent inclosure. For a long time this excessive grievance has been noticed by the legislature, and a provision has been made in acts of Parliament made for such inclosures, that an allotment in land should be given the titheholder, clergyman, &c. instead of tithes.

Neither the proprietors of such inclosed lands, nor yet of the parish itself, can be admitted to an exemption from rates, because the first have never paid tithes, and the latter, if they have, and now do pay, have had each his proportion of waste made freehold, and consequently cannot now contribute any thing to these national domains; they should not therefore be put on a par with those whose waste is now proposed to be taken: and farther, a period should be fixed, beyond which this indemnity should not reach the purchasers of tithe: the beginning of the present reign would be proper; purchasers since that time should only be excused rates, as even those, who bought thirty years ago, have, by a compound advantage, received more than four times the amount of the sum first paid. A period should also be fixed for purchasers of tithe, in whose parish, though no inclosure has taken place, there is not any waste; and if this period were fixed at twenty-one years, it would be equitable; for by the same compound advantage, three times the original sum would be returned: their having no waste incapacitates them from paying a share in the commutation;

mutation; and to allow them to participate with those who do contribute, would be unjust. A term should also be fixed, at the expiration of which all these exemptions should cease; and we are of opinion a period of twenty-one years would be fair; at which time the whole property of the nation, both public and private, would be equally liable to pay to the necessities of the state; and with this term would expire all pretensions to complain of partial or oppressive taxation, if some farther propositions, which we intend to submit to government, including the land-tax, were adopted; but where a modus is established, the produce of it should be regarded as if the tithe were absolutely taken in kind, and the titheholder be allowed to receive from the national fund only the amount of such modus. The establishment of this composition has induced, and perhaps enabled, the proprietors or holders of land, subject thereto, not only to cultivate to the best advantage, but to take the profit of that advantage also; while their neighbours, subject to tithe in kind, may have been deprived of such profit and advantage; and by such deprivation, the titheholder may not have received so much in kind as the person who took a modus.

It must be observed, our intention is not to interfere with ecclesiastical privileges and laws, nor to violate any property whatever; the glebe and parsonage we have nothing to do with, we wish only to commute and abolish the tithe, without injury to the incumbent or impropiator, and by these means lower the price of provisions.

We readily allow the situation of a clergyman to be often distressing and cruel, especially if he be, as he ought to be, a learned and good man: he may have no alternative, than to take a tenth, or be nearly starved; for his education may have incapacitated him for other employments; and the tithes in some places are very small.

The farmers, on the other hand, look upon him as a common robber, and on this account think it can be no crime to cheat him; and this certainly is a grievance to him as titheholder. Hatred towards the clergyman,

man, as the apparent cause of their oppression, often produces negligence of the obligations of their religion ; or should habit have rendered religious attentions necessary, they will be only external ; for with such ideas of their oppressor, it is impossible they can be much affected by his admonitions. Is this the mode of providing for the influence of piety ? Is it not the immediate cause of much profaneness and immorality ?

But were government to collect the amount of tithes, in a manner that would not distress individuals, or check the first movements of industrious labour, and if the clergy were paid from a public fund, these evils would not take place.

Another measure has been proposed, and in many places adopted, that of allowing the clergy land instead of tithes ; but this commutation is seldom or never acceded to by an impropiator ; and the measure is dangerous, for by rendering the land a property it is an incitement to extravagance ; it may be mortgaged, and the clergyman distressed ; or if held uninterruptedly, by becoming an independence, it may be the occasion of neglect of duty, and the clergyman be, at his pleasure, either the instrument of good or evil ; nor is this all, for it often happens that the parishioners in purchasing land as an equivalent, are obliged to pay four times its value.

As to the patrons of livings, their right of presentation is not a question under our consideration ; nay, we should propose that all livings under eighty pounds should be raised to that value, and that either the patrons may continue to present, or in rotation with the crown and bishop of the diocese, according to the value of the augmentation. On the present plan, whatever privilege is exchanged or suspended, is commuted by a fair compensation. On the true principles of the English establishment, the bishops themselves are not placed above consideration on this occasion.

The fund might be raised to a considerable amount, and not felt ; the rate to be assessed as poor's rate ; and all the rents of the waste lands should be added together, and so much appropriated as might support and employ

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the poor, a sufficient sum would remain to raise the incomes of those bishoprics to three thousand pounds a year, which do not amount to that sum.

If the revenues of the other clergy arise from tithes, they will be fully recompensed; if from land, or other resources, they will still continue; and being of sufficient value, no further provision or notice of them is necessary.

We shall proceed to consider the department of poor under this national board, and delineate our promised plan for equalising the rate, and for the necessary economy in its expenditure.

AN OFFICE OF REGISTRY should be established, in which should be kept the registers of every county, divided into hundreds and parishes, in which the names of landholders, householders, and the proprietors of all rateable property, should be entered.

Every person should be obliged to give in an account of his rent, which may be thus effected:

A small register, to be furnished by the board, shall be kept in each parish, and a time, by public notice, be fixed, within which every landlord must deliver in an account of each house, parcel of land, or any other property let by him; to whom, at what rent, for what term, and the amount of the fine, or premium. On the other hand, every landholder, householder, or person holding any property, shall also deliver in a certificate of the premises in his possession; the rent, he pays and the amount of the fine or premium, as well as the value of the buildings he may have erected.

These certificates should be delivered to the clergyman of each parish, who should direct the clerk to enter them in a register.

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This register, with all the certificates, should be forwarded to the clerk of the peace, to be presented to the justices at their general meetings; he shall certify the truth of such register, on examination, which being signed by a majority of the justices, shall be immediately forwarded to the national board.

Printed forms of certificates should be furnished by the board, and left with the clergyman of the parish, who should deliver them gratis to those who applied,

These forwarded registers should be entered in the books of that department of the board, and upon the whole of the property recorded in them (excepting lands exempt by the commutation of tithes) a rate should be fixed by Parliament, and the collection made as the land-tax, and by the same persons. In order to prevent fraud by false certificates, every landlord, or person letting property, who should make out any certificate containing false allegations, should forfeit to the national fund all the property falsely specified; a fifth part of which may be paid to the person by whose means the fraud is detected.

By an imposition on the rateable property in England and Wales, (exclusive of the exemptions before mentioned) at a rate of two shillings in the pound, which would be much less than the present average, a sum of at least two millions five hundred thousand pounds would be raised. The poor should be declared free of all places within England and Wales, and the present mode of relieving them by particular parishes should be abolished.

We do not mean to claim for them a right to settle in corporate towns, or to infringe on the peculiar privileges of any bodies of men; but we insist on it as just, politic, and humane, that any person, a native of this kingdom, should find relief at the poor-house nearest the place where such relief becomes necessary.

After ascertaining the amount of rents, and provided for the changes that may arise, an account of all the poor-houses in the nation should be made out, and such of them preserved as are most commodious, substantial, and so situated as to form an equal distribution of prudent charity through the kingdom: the distance from each other about seven miles: the houses not used should be sold, and the produce carried to the general account.

Particular care should be taken to fix the poor-houses in places proper for manufactures, that the poor may be employed; and advantages should be given to manufacturers to employ the poor. There is hardly any situation that will not suit some manufacture; and under proper management, hardly a person to be called poor who might not have some employment. Different trades are adapted to different situations; but as we offer only general ideas, we shall reserve further explanations till occasion calls for them. We must observe, however, that in the maintenance and employment of the poor, care should be taken to introduce such manufactures where apparatus and commodities are of small value, and to proceed on plans, which, at little expence, shall produce a profit on moderate labour.

To each of the poor-houses there should be a governor and matron, and if necessary a secretary, or clerk. Every thing should be done by public contract; buildings, repairs, and serving the houses with provisions; and that no collusion or fraud may be practised, a particular hour should be fixed for the daily delivery of every article, and no excuse be admitted for a negligence of this appointment. All persons paying twenty shillings yearly to the rate should be at liberty to attend at those hours, and see the quantity, weight and measure of every thing delivered; and on observing any deficiency, or fraud, they should signify to the contractor in writing their disapprobation, of which a copy should be sent to the board. The governor permitting the least deception to be practised, should not only be discharged, but committed to the common goal for six months. Every person paying twenty shillings a year, or upwards, to the rate, detecting such imposition

imposition in the contractor, and prosecuting him to conviction, should be excused all rate, from the time of such conviction, to a limited period, and the contractor be heavily fined. This would effectually eradicate that system of péculation now so much in use; would make the contractor honest, the governor attentive, and rateable persons vigilant. Besides leaving the inspection of provisions open to every person paying twenty shillings a year, a monthly board should be held at the poor-house, at which all persons paying fifty shillings per annum should be allowed to attend, and all measures that may be determined upon at such meeting, as likely to produce economy or comfort, shall be transmitted to the board for its sanction. Three days before these meetings all contractors shall deliver their bills to be examined by the governor, who shall lay them before the monthly board, signed, as examined by him. The sum of each bill should be entered in the minutes of the meeting, which, with the bills, should be forwarded immediately to the national board: and if no objection be made to such charges, and in order to enable each contractor to fulfil his engagements, bills on the board shall be drawn by the governor, not exceeding three days after sight.

The third department of the board applying particularly to the abatement of the price of provisions, may be destined for the prevention of monopoly in grain and forestalling in cattle.

In speaking of grain, it must be understood wheat only is intended to be put under regulation; every other sort should be entirely free.

No person should be allowed to purchase grain otherwise than in the straw, to sell again, without taking out a licence, for which he should pay five pounds a year: this should go to a fund for the payment of expences incurred by these measures.

The free circulation of corn would not be interrupted by this plan, it would be encouraged. It is now too much the practice of wealthy persons, particularly those called gentlemen farmers, not only to lay up in granaries

granaries any corn they grow themselves, but to purchase from their neighbours all they can procure.

As every person is allowed to be a dealer in corn, it is in the power of any two, three, or more, in combination, to raise or lower the price at pleasure; and this is often put in practice, as well to render legal an importation on the low duties, as to bring down the price afterwards to allow of exportation. By this manœuvre much foreign grain is brought here, merely in exchange for that of British growth. By these contrivances the revenue is defrauded, and they are suggested by the bounty.

By this extravagant freedom in the corn trade, every person who chooses being a dealer, great quantities are exported, which could not be shipped if proper regulations were adopted;—and the following are submitted to consideration:—

No person should be allowed to purchase grain but dealers, licensed as before mentioned; nor should even these be allowed to store such grain, or take the same out again, but under the inspection of officers appointed by the national board.

It should be particularly provided, that all grain passing and repassing within twelve miles of the sea coast, or of any port, should only be carried in sacks, which should be marked, Grain, in letters at least four inches in length, and of proportionable strength: and that every granary or store-house within such distance of the coast, should be under the regulations of the board. No corn should be taken in, or sent out of such granaries, without a ticket, which should be granted by the officer of the board within three hours at farthest from the time of demanding it; but no expence beyond the licence should be laid, either on the article or the dealer.

These officers should weekly forward to the board an account of the quantities in each granary or store-house, by which a judgement would be formed of the intentions of those concerned in the trade, as well as of the quantities remaining in the kingdom. This would enable the government

to act with more certainty in prohibiting exportation when necessary ; and the necessity would appear when the quantity in the granaries, as well as the unthreshed stock, bear certain proportions to the annual consumption, reserving at all times one year's supply.

The intention of the tickets is merely to prevent clandestine exports ; but to do away all idea of combining these regulations with the excise, it would be sufficient if once a month the officers were to give notice to the dealers, of their intention to call the next day to measure their binns, or rooms ; and as this would only be to learn the quantity, the price not being under consideration, it would neither be the interest of the dealer, or worth his while, to make his corn appear more or less ; for as long as such a quantity remained in the kingdom, and it may to a tenth part always be known, the exportation should continue open, but without bounty.

To prevent litigious suits respecting any penalties that may be enacted for the deviation from such regulations, they should only be the forfeiture of the commodities ; the produce of which, after being sold, should be divided, one moiety to the informer, the other to the national fund. An appeal from the commissioners to the King's Bench should be allowed, and the final decision be committed to a jury.

The bounty should be abolished ; it is an imposition on common sense, to allow a bounty to persons for the purpose of creating a scarcity. The bounty is offered by the proprietors of land, for the sake of enhancing the price, under the pretence of encouraging agriculture, and paid by every person in the kingdom, in effect, to starve himself.

If a bounty must be given, let it be distributed to those that raise the greatest quantities of provisions ; who till their land with oxen and fatten the greatest number for sale ; not to those that send the most out of the kingdom, they are in general deserving punishments, not premiums, for their measures.

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Agriculture would be sufficiently encouraged by preventing importation; and the present restrictions on importation may be as good as any, that can be established.

All the encouragement that may be bestowed on a landholder cannot make his land produce beyond its fertility. If the farmer be left to himself, and certain he shall not be robbed of his property by tithes, there is no doubt that he will make his produce as large as he can. It is the highest absurdity to suppose a man will pay rent, rates, and taxes on the rent, without a view to profit;—at all events, it is better he should think for himself, and we may give a bounty for the encouragement of ideas; for we will venture to affirm, that the attempt to starve him into industry, which is really the effect of the bounty on exportation, will operate on the contrary; and when it is too late this truth may be believed.

These regulations will be sufficient to clip the wings of those sordid harpies, who now are lost to every thing, but schemes for enhancing the price of corn: we may therefore consider what measures may be applied to their companions in iniquity, who keep up the price of cattle. And first, of drovers:

No person should be allowed to follow this calling without taking out a licence at five shillings a year; but persons acting as drovers, who may have one or more licensed servants employed in driving cattle, must take out an annual licence of twenty shillings.

It should be strictly forbidden all persons to buy fatted cattle to sell again alive, and more especially drovers and butchers. But as every encouragement should be given to the feeders for supplying the markets of London, where a great quantity of all live stock is necessary to supply the demand, we shall speak particularly of regulations for that market: other towns may easily adopt measures for themselves. If the feeder drive his own cattle, he may do it without taking out any licence, and he shall be allowed to pay only half the market charges; but whether drover or feeder bring cattle for sale, it should be particularly ordered that all such cattle

cattle should be drove into the market of Smithfield by a certain hour on the market day, that after such hour all fatted cattle found within four miles of the market, unless absolutely in the possession of the proprietor, or feeder, residing on the spot, on information given to the proper officers appointed for that purpose, may be seized, brought into the market and sold : and one half of the value shall be paid to the informer, the other shall go towards raising a fund for payment of premiums and expences.

The market shall be divided into six or twelve divisions, as may be deemed convenient : and men of knowledge and integrity appointed to sell one or more to each division. These men should be appointed, half by the Board, and half by the Court of Common Council, with a permanent salary of a hundred a year, to be paid out of the fund arising from the market, but not allowed to take any fees.

There should also be to each division, a ticket-writer and marker, whose business it should be to mark either with the city arms, or number, every beast sold in his division, in such manner, as not to be taken off but with the hair, and fill up a ticket in the manner of the coal ticket, with buyer, seller, and price, which should be a permit to drive the same unmolested to the slaughter-house of the purchaser. These markers and ticket-writers, should also be appointed in the same manner, at a salary of fifty pounds a year ; to be paid out of the said fund, but not allowed to take fees. There should be a superior officer as market-keeper, in the appointment of the Board ; who should also be liberally paid, and who should hold lots numbered according to the divisions, and which the salesmen should draw for their stations each market day. No beast should be allowed to be sold before a given hour, the precise time being announced by the ringing of a bell : nor should it be pointed out till that period, when the lots should be drawn, which of these salesmen should attend each division for that day. These officers, with the constables, &c. would be sufficient to answer all the purposes of the market.

The market for sheep, calves, and hogs, may be attended by other persons appointed and paid in the same way : the charges on each should be fixed by Parliament, and collected by the Board.

All cattle being driven into the market and tied up, in any of the divisions for a specified time and no more, previous to the hour appointed for sale, purchasers would be able to view them, and business would be expedited.

The cattle being sold and marked, the money is to be paid to the salefman or the proprietor, in either case the market charges should be paid to the marker before he delivers the ticket or permit to drive them away. And no beast or other stock once marked, shall be brought into the market again for sale, or sold elsewhere alive on pain of forfeiture. And farther, any person buying in the market fat stock for any purpose but that of killing, shall forfeit such purchase; half to the informer, and half to the market fund. This will effectually prevent forestalling and combination; and with the charges and penalties raise a considerable sum, which, after paying all expences, may be distributed in premiums for the greater encouragement of feeders to bring their cattle to market. Ten thousand pounds may be annually distributed in this way with great advantage: and four premiums for each kind of beast, sheep, calves, and hogs, might be offered, viz.

For the most valuable sale in beasts each market day 15 pounds.

For the second in value - - - - - 10 ditto.

For the third - - - - - 5 ditto.

For the fourth - - - - - 3 ditto.

For the greatest value in the sale of sheep - - - 10 ditto.

For the second - - - - - 6 ditto.

For the third - - - - - 5 ditto.

For the fourth - - - - - 3 ditto.

For the greatest value in the sale of calves - - - 6 ditto.

For the second - - - - - 5 ditto.

For the third - - - - - 4 ditto.

For the fourth - - - - - 3 ditto.

For the greatest value in the sale of hogs - - - 5 ditto.

For the second - - - - - 4 ditto.

For the third - - - - - 3 ditto.

For the fourth - - - - - 2 ditto.

In allowing premiums, the custom of requiring a certain quantity to entitle a candidate to receive them should here be abolished : because it frequently may happen, a man knowing ten in number, of a certain size, were required to obtain the premium, while he had but five, would not be at the trouble of sending them to market, being assured he had no chance.

It is possible, though only one thousand cattle be brought to market, there may be five hundred owners ; and perhaps not a fifth person, having more than five. It would also be a strong inducement to feeders to fatten their cattle well ; and an ox of twenty pounds value is better than two of ten pounds.

We have proceeded thus far against forestalling, the cause of artificial scarcity. It will now be proper to think of those beasts, &c. that may be brought to market and not sold.

We would propose, within a reasonable distance ; for instance, near Islington, that yards or fields of sufficient space should be procured, and round which sheds should be erected, either for tying up, or otherwise feeding such cattle as have been stall-fed ; and that marshes or other good grazing lands be provided for such as have been fed in the field. This would be best accomplished by contracting with one or more persons for the building such sheds at their own expence, and for the maintenance of such cattle, subject to the inspection of the owners. An officer appointed by the city, and one appointed by the Board, should superintend the execution of this regulation, and see that the cattle be taken care of at so much per head per day, agreeably to the sort of feeding to which they have been used : they should also direct the lodgement and maintenance of cattle coming to market. But no person should be allowed to buy any kind of live stock within four miles of Smithfield even for killing, the business should be confined to the said market : nor should any person, under prescribed penalties, take in any stock to lodge them without the direction of the proper officers.

Moderate prices should be fixed for the accommodations ; and the cattle should be so well fed as to make this regulation a desirable object to the proprietors.

proprietors. And for their farther accommodation the fund should maintain a sufficient number of drovers to drive the cattle to and from the market on occasions may require.

Many other measures might be suggested to render the regulations complete and effectual: but the authors have had no time or intention to give more than outlines; these papers being earnestly required by persons of some public influence and public spirit. Errors they may have, without doubt, but they are in circumstances easily amended, and not affecting the general plan, which would remove many of the pressing and general miseries which harass the feeling of individuals, and perplex the government of the country.

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